

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
OCTOBER 10TH, 2018

The meeting was called to order at 6:30 p.m. In attendance were Lita Starr, Chuck Raines, Eloise Mansfield, Phyllis Harsma and Brian Kelley. John Tryon represented Condoministration. Assist. Community Mgr. Tanya Quin was also present.

DISCUSSION PERIOD

Two owners commented that they did not see much evidence of people using tennis courts at night and thought installing new fixtures should not be a priority. Lita advised that we do have an obligation to keep and maintain facilities which were present when owners bought here.

APPROVAL OF MINUTES

A motion to approve the Minutes of the September meeting was seconded and carried.

TREASURER'S REPORT

Eloise Mansfield reviewed the September report. Following the September Board meeting a vote was taken among the Board members to transfer our two Union Bank CDs to Premier America Credit Union instead of Rabobank for a better interest rate. One CD was opened at 3% interest for 16 months and the other 1% for 6 months. A motion confirming these actions was seconded and carried.

COMMITTEE REPORTS

Welcome

No report.

Landscape

Tanya advised that various sprinkler problems have been repaired by the gardener and the new planting on Escondido Court should be completed next week.

Back yard maintenance

Tanya advised most residents have complied with requests for improvement.

Architectural

Chuck Raines reported on still having problems with FIOS installations. XXX has had gate and siding painted as required. XXX has massive new oil stain on driveway which must be removed. It was agreed Tanya should inspect streets on a rotating basis with all units being inspected at least twice per year.

Janitorial/Maintenance

New paper towel roll needed for restrooms.

Clubhouse

Ann Christiansen can no longer handle clubhouse reservations. A motion to have this duty taken over by Tanya was seconded and carried. She thought her increased hours would cover this and will advise later if not the case.

Pool

Cherie Blaker said no problems to report.

Rules

Question was asked if political signs could be placed in planters. No- must be on unit only, not in common area.

Neighborhood Watch

Nothing to report.

Communications

Mike Furlong has been updating entries on the site.

RV Storage

Dave Beaumont advised one of the larger rigs will be leaving. He was authorized to then reassign some of the spaces to make getting in and out easier. All RVs will be authorized to park on Viejo while the lot is being resurfaced later on.

OLD BUSINESS

Ponderosa drain

The neighboring homeowner where the tree is located said the work would have to be done on a weekend because of his pets. California Landcare advised they could not do the work for the quoted \$1225 since his minimum cost is \$1650 over weekends due to overtime. The next closest bid was \$1400 from Modesto Tree Service. A motion was made to offer CLC \$1400 for the job, otherwise we will have Modesto do the job. The motion was seconded and carried.

Tennis court lights

Pacific Coast Tennis Courts submitted a proposal to install new LED lights for \$35K. Infinity Electric quoted \$26,720. A third bid has also been requested.

Clubhouse electrical panel

Creico Electric expected to begin installation within three weeks.

EC/DP mirror

The Board reviewed some larger mirrors (30") for this location. A motion to purchase one of them for \$185 was seconded and carried.

Redwood tree treatment

California Landcare has not given us a start date. They will be advised we are not happy having treatment of these trees to be delayed .

NEW BUSINESS

Street slurry sealing

Three proposals were reviewed. A motion to select the bid from Quality Paving for \$20,356 for slurry sealing all the streets was seconded and carried. The motion also included applying seal to the RV lot and all parking spaces for an additional \$3763. Quality Paving will be requested to schedule work ASAP. The RV lot needs to have a pothole filled and grass killed off first. The job is expected to take 4 days.

Pool plastering

This work had been postponed earlier in the year because obtaining permits took so long it delayed start date into the swim season and would require reheating the pool twice. The Board agreed we should begin immediately after Christmas. The contractor advised the spa heater could not be turned on for four weeks after completion.

Holiday party

Christmas Potluck scheduled for December 7th.

2019 budget

The Board reviewed a draft of the 2019 budget which called for an increase from \$170 p.m. to \$175. Some changes were suggested, including an additional \$2000 for tree and landscaping replacement. The budget will be amended to include the suggested changes and reviewed and finalized at the November meeting.

Next Meeting

November 14th, 2018 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary