

**DEL PRADO TOWNHOME ASSOCIATION**  
c/o Condoministration Unlimited  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**NOVEMBER 14<sup>TH</sup>, 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**

Report made that gardeners are leaving piles of leaves against buildings in places. Complaint that several tennis lights are out- Lita advised we're working on it. Suggestion made to use the day court for pickle ball. Suggestion to ask City of Camarillo if they can use pool water when drained.

**APPROVAL OF MINUTES**

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

**TREASURER'S REPORT**

Eloise Mansfield reviewed the October report. A motion to approve the report was seconded and carried.

**COMMITTEE REPORTS**

**Welcome**

No report.

**Landscape**

Tanya reported she has been working with gardeners reducing overspray. She received a complaint that ivy behind Monte Vista was trimmed too short. The Board decided we should move rat traps from tennis court area to the ivy area behind Monte Vista.

**Back yard maintenance**

Tanya will relay Board's appreciation to one of the owners for their efforts to improve their back yard appearance.

**Architectural**

Chuck Raines reported on still having problems with FIOS installations. XXX installation still not corrected and this will be referred to the Board for a fine if not fixed.

**Janitorial/Maintenance**

Nothing to report.

**Clubhouse**

Tanya Quin advised it was used three times in the past month, including election day. There were no problems with picking up the election equipment this year.

### **Pool**

Cherie Blaker said no problems to report. The Board advised her it is OK to close the pool in bad weather.

### **Rules**

Nothing to report.

### **Neighborhood Watch**

Nothing to report.

### **Communications**

Mike Furlong has been updating entries on the site.

### **RV Storage**

Dave Beaumont advised he will have some of the spaces reassigned after the streets are sealed to make access and parking easier.

### **OLD BUSINESS**

#### **Ponderosa drain**

The tree damaging the drain is scheduled to be removed by Modesto Tree Service on the following week.

#### **Tennis court lights**

Additional bid from Straight Line Electric not received yet.

#### **Clubhouse electrical panel**

Creico Electric has completed installation.

#### **EC/DP mirror**

A new mirror has been ordered. The old one will be used in a different location- probably at the Monte Vista/Brentley entrance.

#### **Redwood tree treatment**

The three trees have been treated and are being deep watered once per week. Due to the heat and low humidity we will continue watering them for several more weeks.

#### **Street slurry sealing**

Quality Paving is scheduled to begin December 4<sup>th</sup> through December 7<sup>th</sup>. They will be doing all streets, parking spaces and RV lot. They will meet with us shortly to plan which streets will be done on which days. RVs will be permitted to move to Viejo during this period.

## **NEW BUSINESS**

### **Pool plastering**

Skinner Plastering will begin work the first week of January. Clubhouse will not be available during the period the pool is drained.

### **Holiday party**

Christmas Potluck scheduled for December 7<sup>th</sup> at 6:00 p.m.

### **2019 budget**

The Board reviewed the amended draft which added \$2000 to the reserves for trees/landscaping. The Board thanked John Tryon for the detail provided. A motion to approve the budget with the dues at \$175.00 p.m. for 2019 was seconded and carried.

### **ACM amendment for stained driveways**

The committee submitted an amendment to cover stains on driveways. This requires the owner to remove the stain within 30 days of the notice or the association will have the work done at their cost. This procedure will speed up the sequence which is necessary because oil stains are harder to remove as time passes. A motion to approve the amendment was seconded and carried.

### **Next Meeting**

January 9<sup>th</sup>, 2019 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon  
Recording Secretary