

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
MARCH 20TH, 2019

The meeting was called to order at 6:30 p.m. In attendance were Lita Starr, Chuck Raines, Phyllis Harsma and Brian Kelley. Eloise Mansfield was absent. John Tryon represented Condoministration. The new Assist. Community Mgr. Janice Armijo was introduced.

DISCUSSION PERIOD

None.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

John Tryon reviewed the February report. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Christina McFall has been providing welcome packets to new residents.

Landscape

Lita advised that the approval last month to plant seven trees did not include the cost of drip irrigation. A motion to approve this, \$350, was seconded and carried. Complaint made that newer trees are being over trimmed- mainly pears and orchids, and are being shaped in to balls. Suggestion that crews are not being properly supervised. Owner will be advised of these concerns which are to be corrected before any other action is taken. Owner of XXX has removed the plants in their front yard as requested last month.

Back yard maintenance

No report.

Architectural

Chuck reported he will be meeting with Janice Armijo on Friday to review the status of architectural issues.

Janitorial/Maintenance

Nothing to report.

Clubhouse

Has not been used in the past month.

Pool

Spa heater has now been turned on. A leak in the gas line had to be repaired.

Rules

Nothing to report.

Neighborhood Watch

Nothing to report.

Communications

Mike Furlong has been updating entries on the site.

RV Storage

Nothing to report.

OLD BUSINESS

Tennis court lights

The light fixtures have just been delivered and we are waiting to be given installation date.

Street repair schedule

Work is scheduled to begin March 26th (Tuesday) and complete on March 29th (Friday). It was agreed that the RV lot will be done at a different time since it is too difficult to schedule this at the same time as the streets.

Garage sale

Scheduled for April 6th. Banner has been placed on clubhouse and will be moved onto the street the week before.

Stains on driveways

Chuck and Janice will do a follow up inspection on driveways which are supposed to have had oil stains removed.

Pool furniture

Cherie Blaker did an inspection of the pool furniture. We have 20 chairs, 8 chaise lounge, 4 tables and 5 umbrellas. Four chairs need to be thrown out. She recommended we purchase four new chairs and one table. A motion to purchase 4 chairs and one table at a cost not to exceed \$600 was seconded and carried.

NEW BUSINESS

New handyman

Frank Maciel submitted his resignation for the end of March. Ads were placed on Indeed.com and we have a couple of good applicants to interview. John Tryon will interview and make recommendations to the Board. Hours will remain at 12 to 15 per week and pay scale will be \$18 to \$20 per hour.

Clubhouse heaters

The Board discussed removal and replacement of the two old gas heaters. Removal will cost around \$700 and Lita estimated replacement at \$1500 each. Installing air conditioning instead was discussed since there are more days where this is needed compared to heating. Lita will obtain some estimates and the Board will discuss further.

Elections

This will be scheduled for the end of May. Eloise and Brian are completing their terms.

Next Meeting

April 10th, 2019 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary