DEL PRADO TOWNHOME ASSOCIATION

c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
JUNE 12th, 2019

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

DISCUSSION PERIOD
For information, Phyllis reported that fumigating her six unit group would cost $7900 and she is hoping the other owners will agree to this and sharing the cost. Lia Cook noted many of the ID numbers on green belt pole lights were coming off.

APPROVAL OF MINUTES
A motion to approve the Minutes of the May meeting was seconded and carried.

TREASURER'S REPORT
Eloise Mansfield reviewed the May 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
Janice was advised to use her judgment regarding residents placing pots in common areas. For example: empty pots or those with dying plants should be removed. No need for a separate rule to control this. Owner of 360CAP has not removed plants they put in common area and they will be advised the association will remove if they don't. Lia Cook reported that all the trees and stumps scheduled for removal have been taken care of. Seven new trees have been planted and a further five are scheduled.

Back yard maintenance
Nothing in particular to report.

Architectural
Janice reported that several extensions had been granted to owners since the rains had caused delays in getting some work done.

Janitorial/Maintenance
Nothing to report. Mark Lien is temporarily out of town. Clubhouse blinds and a table leg need repair.

Clubhouse
Janice reported the clubhouse has been used five times in the past month.

Pool
Nothing to report.

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 installation of new tennis light fixtures was halted since the installer questioned the poles' rigidity. This was checked by the owner of the company who said they were fine but suggested some loose rails on the tennis fence be fixed since this provided additional support. This has now been completed and the installer will return.

Pool furniture
We've had problems determining good quality furniture to order on line and local stores don't have many display samples to help choose from. Cherie Blaker has been asked to do some research and make recommendations since she has the most contact with our furniture needs.

Restrooms remodel
Tabled until Lita returns.

Dunn Edwards paint colors
Chuck Raines advised he met with the manager of the Oxnard store to discuss the future availability of our colors. He said the manager told him our colors will always be available although some staff in the stores may sometimes have trouble locating the ingredients but the information will always be on their computer system somewhere.

NEW BUSINESS
Suggestion to add new color options
A suggestion was made to modernize the colors used in Del Prado. Chuck said he had looked at all our available colors and agreed that some of them are very dated. The architectural committee

would be very receptive to new colors being introduced but the difficulty arises in the implementation because the color change of a block of units requires them all to be painted the new color at the same time. All the unit owners would have to agree to the new scheme and to paint at the same time. In many cases at least one of the units has been recently painted so convincing them to paint again would be difficult. It was decided to ask Lita to write a President's message addressing the issue.

Fire Extinguishers and smoke alarms
The County Fire Authority has passed a new requirement whereby all multi-dwelling structures with three units or more must have an exterior fire extinguisher within 75' of every unit or every unit must have an interior extinguisher. The association is responsible for certifying one or the other has been done and for informing owners/residents of their requirements regarding extinguishers and smoke alarms.

A motion was made for the association to provide a 1-A:10-B.C interior fire extinguisher to every unit and have the resident sign for receipt. An extinguisher will be provided whether they have one already or not since it is the only way to confirm 100% of the units comply. In addition, a one-time special assessment of $20.00 per unit will be assessed to each unit to purchase these extinguishers. The motion to approve and to provide a summary of the requirements to all owners/residents for four consecutive months was seconded and carried. We will have our handyman deliver all the extinguishers and obtain a signature of receipt and residents may privately ask him to install smoke alarms if they wish.

Next Meeting
July 18th, 2019 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary