

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
FEBRUARY 12TH, 2020

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

DISCUSSION PERIOD

None.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Eloise Mansfield reviewed the January report. A motion to approve the report was seconded and carried. A motion was made to close a small Premier Savings account and authorize Chuck Raines and Eloise Mansfield for online access to obtain statements. The motion was seconded and carried.

COMMITTEE REPORTS

Welcome

Christina McFall has been providing welcome packets to new residents.

Landscape

Complaints still being made about tire marks on driveways and grass cuttings on driveways will be relayed to the landscaper.

Back yard maintenance

Janice reported on condition of back yards. Some of these require action in the Executive session.

Architectural

Janice submitted a status report which was reviewed. Several issues regarding noncompliance will be discussed in the Executive Session.

Janitorial/Maintenance

Handyman has been grinding sidewalks where necessary and has three spots still to do.

Pool

Cherie Blaker will order some supplies. Spa water level has not dropped indicating all the leaks have been taken care of. A motion to turn on the pool heater March 11th was seconded and carried. This could be revisited depending on the weather at that time.

Clubhouse

Rented twice in the past month.

Rules

Nothing to report.

Neighborhood Watch

Lita reported there have been several recent burglaries of cars and mailboxes. Nextdoor.com has been a good source for monitoring this. Details will be posted in the newsletter and residents will be reminded to report suspicious behavior to the police.

Communications

Nothing to report.

RV Storage

Nothing to report.

OLD BUSINESS

Spa water leak

Water level now stable so leaks have been repaired.

New color schemes

After much discussion the Board decided to obsolete the colors Antique Gold and New Cork. Homes with the Antique Gold scheme will be replaced by Birchwood and Cocoa. Homes with the New Cork scheme will be replaced with Shaggy Bark and Shaker Gray. In order to eventually complete the switch to the new schemes, individual owners may paint just their unit in the new colors since they are compatible with those being replaced. If only maintenance painting of the trim is required it may be in the new color. The owners in these units will be informed of the new color schemes and advised that they must not repaint in the old colors and they will be encouraged to contact the Architectural Committee prior to doing any work. Chuck Raines will revise the ACM guidelines and color schemes to reflect these changes. A motion to approve these changes and new guidelines was seconded and carried.

Garage sale

Our banner will be put out on the clubhouse in mid-March

Phase 3 greenbelt renovation

The Board discussed further options to upgrade this area. An estimate of \$18,500 to remove the whole tennis court and fence was considered prohibitive. The association's landscaper has been consulted and he will be giving us some suggestions and costs for upgrade and removal of the court. It was agreed we need to concentrate on narrowing down the options for this area before taking any further action.

NEW BUSINESS

Temporary RV parking

Lita asked the Board to consider unofficial guidelines for dealing with requests by visitors to park RVs when visiting. It was generally thought that a week maximum was reasonable and there should be a limit on how frequently.

Cameras covering clubhouse parking lot.

There was no enthusiasm for this but we will explore additional lighting in the street in front of the clubhouse.

Annual meeting and elections

We received suggested election procedures from our attorney and will review this at next month's meeting. Meanwhile the next newsletter will request nominations for the elections.

Meter pedestal

Our electrician noted the meter pedestal on Baja is in very poor shape. He submitted a proposal to replace it and we will obtain another for comparison.

Next Meeting

March 11th, 2020 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary