

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
355 N. Lantana Street #710, Camarillo, CA 93010
(805) 984 1648 Fax (805) 383 2926
Delpradohomes.com

MINUTES OF THE BOARD OF DIRECTORS MEETING
APRIL 8TH, 2020

The meeting was called to order at 6:30 p.m. using Zoom video conferencing. In attendance were Lita Starr, Chuck Raines, Eloise Mansfield, Brian Kelley and Kate Garcia. John Tryon represented Condoministration. Assist. Community Mgr. Janice Armijo was present. Committee member and the appointed Inspector of Elections Jaye Killian and homeowners the Wartingers were present.

DISCUSSION PERIOD

Compliments were offered to EZ Landscaping for the new planting in front of the clubhouse, done at no cost to us. Lita Starr submitted the following statement to the membership: *I would like to recognize our residents for their support and steadfastness during these times of isolation and limited access to our amenities. The spectrum of struggle and loss runs wide and deep for our neighbors. Our thoughts are with anyone who has lost their job, first responders with high exposure to the COVID 19, and anyone at home trying to figure out just how to cope with all the new challenges. All of us are in this together and we're all part of the solution and I thank you for being understanding and strong.*

Lita noted that due to CVD-19 requirements our employee job descriptions have been temporarily amended to ensure the safety of all. Masks and gloves have also been provided to them.

APPROVAL OF MINUTES

Chuck Raines noted a correction to the March minutes: under New Color Schemes the word "two" was removed from the number of optional color schemes. A motion to approve the Minutes as corrected was seconded and carried.

TREASURER'S REPORT

Eloise Mansfield reviewed the March report. Lita noted our reserves are approaching a record high which is very satisfactory considering some of the large projects scheduled in the future. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Christina McFall continues to visit and deliver welcome packets to new residents.

Back yard maintenance

No report

Landscape

No report.

Architectural

Chuck noted that for the time being inspections have been suspended.

Janitorial/Maintenance

Mark Lein has completed sidewalk grinding and repairs and painting ID numbers on light poles.

Pool

Cherie continues to perform a daily inspection of the pool area while it is closed.

Clubhouse

Clubhouse is temporarily closed.

Rules

Jaye Killian questioned whether the notice to homeowners regarding new color schemes was adequate, although the actual wording was included in the newsletter and the Minutes for several months included discussion about the reasons for these changes and the manner of implementation. Chuck requested we double check whether the updated ACM have been posted on the website yet.

Neighborhood Watch

No report.

Communications

Mike Furlong is continuing to update the site as needed.

RV Storage

Nothing to report.

OLD BUSINESS

Edison meter pedestal on Baja

Our electrician has had to make several visits to the City of Camarillo to obtain a permit for the installation of a new meter pedestal on Baja Court. He thinks all is in order now and expects a permit to be issued in the next two weeks.

Annual meeting/elections arrangements

John Tryon noted that homeowners have been advised about date of annual meeting, names of candidates and that the Board appointed Jaye Killian as Elections Inspector. Members have been advised to alert us to any corrections to their names which will be used for verifying for ballots and proxies. It was established that the annual meeting will be conducted on Zoom and one of the video windows will show Jaye opening and tallying ballots.

Closure of restrooms, pool, tennis courts and clubhouse

Lita reported that all our amenities have been closed until further notice in accordance with COVID-19 safety requirements.

Phase 3 greenbelt renovation/restroom remodel

Lita reported that for the time being further action on these projects has been suspended. They will remain on the agenda with that notation.

NEW BUSINESS

Premier America CD renewal

Eloise noted that a maturing CD was renewed for a minimum period.

New planting in front of clubhouse

Eric Zook installed new plants and mulch in front of the clubhouse and all agreed it is a fantastic improvement. He did this at no cost to the association. Although emails were sent thanking him it was agreed a letter of thanks from the association would be more appropriate.

Next Meeting

May 27th, 2020 at 6:30 p.m. online using Zoom video conferencing.

Respectfully submitted

John Tryon
Recording Secretary