

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 RECONVENED ANNUAL AND BOARD OF DIRECTORS MEETING
JUNE 10TH, 2020

The meeting was called to order at 6:37 p.m. using Zoom video conferencing. In attendance were Lita Starr, Chuck Raines, Eloise Mansfield and Brian Kelley. Kate Garcia was absent. John Tryon represented Condoministration. Assist. Community Mgr. Janice Armijo was present. Inspector of Elections Jaye Killian was present.

QUORUM

Jaye Killian reported a total of 43 identified ballots and proxies had been received so a quorum for the annual meeting was in attendance. Following the meeting a further three proxies were discovered in ballot envelopes which had not been opened because they carried no identification on the envelope.

Election of officers

Jaye Kilian completed counting the ballots and reported the tally as follows: Kate Garcia 38, Chuck Raines 37, Lita Starr 42. All three were elected, there were no write-ins.

APPROVAL OF MINUTES

A motion to approve the Minutes of the May Board of Directors meeting was seconded and carried.

TREASURER'S REPORT

Eloise Mansfield reviewed the May report. Our total expenditures are considerably under budget year to date. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

No report.

Back yard maintenance

Lita advised that as CVD-19 restrictions are being lifted the association will resume back yard inspections and requiring residents to keep them properly maintained.

Landscape

Nothing specific reported.

Architectural

The Board had reviewed the CC&Rs and noted THEY require a five person architectural committee. Since it's been impossible to get that many volunteers to serve at the same time a motion was made for the five Board members to serve as the committee with Chuck Raines acting as Chairman. A motion to approve was seconded and carried. Janice Armijo will continue to provide administrative support and be the contact person with residents and owners.

Janitorial/Maintenance

Nothing to report.

Pool

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

Clubhouse

Clubhouse is temporarily closed. It was reported there are some roof shingles coming unattached on the pool side of the clubhouse roof.

Rules

Jaye Killian said nothing to report

Neighborhood Watch

No report.

Communications

The latest ACM has still not been added to the website. Mike Furlong will be asked to follow up with CID to get this corrected as soon as possible.

RV Storage

One vacancy has just been filled and another opening is expected shortly. There are two units on the waiting list.

OLD BUSINESS

Edison meter pedestal on Baja

Pedestal has been installed. Two shorts in the underground wiring to a light post and an irrigation controller are currently being repaired.

Phase 3 upgrade and improvements

This item was tabled due to other pressing matters but we continue to accumulate funds for this and it will stay on our agenda.

Pool opening

Lita reported that the county has lifted the order that all residential pools be closed. They can now be opened but with significant restrictions on the number of users and rigid safety requirements. Lita drafted a plan of action which would allow us to comply. This will include use of the spa. There will be additional cost due to supervision requirements and standards of maintenance and new signage. A motion to continue with plans to open the pool and spa on Friday, Saturday and Sunday from 8 a.m. to 8 p.m. through September, with additional costs not to exceed \$5000, was seconded and carried. The Board gave Lita the authority to interview and hire an additional pool monitor for this purpose and to keep the Board updated on progress.

NEW BUSINESS

Pool heater

The pool and spa heaters will be turned on three days prior to opening day. Our pool service company will be asked to provide details regarding days of service and chemicals used as required by the Environmental Health Division.

Architectural inspections

It was announced that architectural inspections will resume association-wide and twice per year. At this time Chuck will carry out the inspections identifying what work needs to be done on individual homes and Janice will do the communications to homeowners and the follow up inspections.

Personal items in common areas/Children's' safety

A problem with personal items being left in the common area, especially toys, has developed due to stay-home requirements. These must be removed when not attended and may not be left out overnight. Janice was instructed to notify residents leaving items out or tag them if owner is unknown. On a related subject, Chuck noted the number of kids playing in the streets, especially on bikes. Parents should closely monitor this at all times since there have been reports of near-misses with cars.

Board member replacement

Kate Garcia had advised during the balloting process she would be unable to continue on the Board and had submitted her resignation as of June 11th. A motion to accept Kate's resignation and appoint Ann Wartinger to the vacancy was seconded and carried.

Next Meeting

July 8th, 2020 at 6:30 p.m. We will try to hold this in person in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary