

**DEL PRADO TOWNHOME ASSOCIATION**  
c/o Condoministration Unlimited  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**AUGUST 12<sup>TH</sup>, 2020**

The meeting was called to order at 6:32 p.m. using Zoom video conferencing. In attendance were Lita Starr, Chuck Raines, Eloise Mansfield, Brian Kelley and Ann Wartinger. John Tryon represented Condoministration. Assist. Community Mgr. Janice Armijo was present. Four homeowners also participated.

**DISCUSSION PERIOD**

Question was asked about what has been decided on upgrading the tennis court area in Phase 3. See Old Business. An owner asked if they could paint their home individually using the new color scheme. Chuck advised that is permitted. Complaint was made about gardeners using blowers which results in debris going under garage doors, in patio and in and on cars. Landscapers will be asked what the cost would be to use vacuums instead.

**APPROVAL OF MINUTES**

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

**TREASURER'S REPORT**

Eloise Mansfield reviewed the July report. 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**

Janice reported there has been good cooperation from those homes where work was needed but there are two which have not complied. These will be discussed in the Executive Session. A complaint was made about a hole in the lawn area where Onda and Bandera intersect. Owner will advise Janice of exact location.

**Landscape**

Janice reported there are some spots where tree roots growing on the surface are a hazard. Gardener will be asked why group of agapanthus located at the corner of EC/DP was partially removed. Residents are now riding bikes through the bare area.

**Architectural**

Fire hydrants need repainting. Chuck advised follow up of the June inspection will be done early in September. There are two homes which appear to have been painted using incorrect colors. Action to remedy this will be discussed in Executive Session.

### **Janitorial/Maintenance**

Nothing to report.

### **Pool**

Lita reported that the additional open day has been well appreciated and the two pool monitors are doing a great job.

### **Clubhouse**

Clubhouse is temporarily closed.

### **Rules**

Nothing to report.

### **Neighborhood Watch**

Nothing to report.

### **Communications**

Chuck Raines is still working on updating the web site. He said additional contact info is need for committee and Board members.

### **RV Storage**

Nothing to report. All spaces are taken.

### **OLD BUSINESS**

#### **Pool use and extending opening period**

Lita said having our pool open has been greatly appreciated and there have been no problems reported. With this in mind, a suggestion was made to extend the open period beyond Labor Day as originally approved. Our expenses have been low so there are additional funds available. A motion to extend the open period to October 5<sup>th</sup> with additional costs not to exceed \$2800 was seconded and carried.

#### **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. Meanwhile we are accumulating funds in the Reserve account for these future projects.

#### **Closure of clubhouse**

The clubhouse remains closed due to COVID-19 restrictions.

#### **Website upgrading**

Chuck advised he is still working on cleaning up the Del Prado contractors list and reminded Board members to submit any helpful information.

## **NEW BUSINESS**

### **Sun shades/sails in patios**

Janice had submitted a report on sunshades and sails put up in patios. There have been relatively few problems this year. Chuck recommended we leave our guidelines as they are and just keep a close eye on any new ones going up.

### **Solar panels on clubhouse**

Brian had contacted a solar panel installer to discuss an installation on the clubhouse. The installer advised that their panels could not be used for heating the pool water but could be used for pool equipment. Brian will follow up and report next month.

### **Street threshold at Del Prado Drive and Brentley**

The City of Camarillo had advised us years ago that their intention to repair the damaged concrete would be temporarily postponed due to other priorities. They have now agreed to perform a new inspection and will advise on what actions they will take now.

### **Next Meeting**

September 9<sup>th</sup>, 2020 at 6:30 p.m. online using Zoom video conferencing.

Respectfully submitted

John Tryon  
Recording Secretary

## **EXECUTIVE SESSION**

### **317CAP**

Owner was advised gazebo being erected in patio is not permitted. It was taken down.

### **590DP**

Owner erected a sun sail in front patio. This is OK except one corner is mounted to a post which is not OK. Letter sent to owner advising the sail has to be remounted so a post is not necessary completed by August 31<sup>st</sup>.

### **378LC**

Owner was advised exterior wood trim was painted incorrect color at some time in the past. Owner advised the Architectural Committee this is scheduled to be repainted.

### **336CAP**

Owner was advised home had been painted the wrong color but this has since been corrected.

### **444BC**

Owner has not removed oil stains on driveway as required. A motion to assess \$100 fine was seconded and carried.

### **591BD**

Owner has not removed oil stains from driveway as required. A motion to assess \$100 fine was seconded and carried.