

**DEL PRADO TOWNHOME ASSOCIATION**  
*c/o Condoministration Unlimited*  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**SEPTEMBER 9<sup>TH</sup>, 2020**

The meeting was called to order at 6:33 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 absent. One homeowner participated.

**DISCUSSION PERIOD**

None.

**APPROVAL OF MINUTES**

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

**TREASURER'S REPORT**

Eloise Mansfield reviewed the August report. It was noted that our reserve fund is very well funded. 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 will be asked to do a fresh inspection of back yards

**Landscape**

Sign at the corner of Escondido needs to be straightened. Owner of XXX and his neighbor requested input on the type of tree which will be planted in lawn. Landscaper will be asked for some recommendations which they can choose from (including California Strawberry). Gardener to be asked for recommendation for planting between 307/321LC driveways. The Board discussed the surface roots of the tree at 1702MV. The decision was the roots could not be removed without endangering the tree.

**Architectural**

Chuck reported the home on LC painted using the wrong colors is going to be repainted in the new color scheme by end of October. A gazebo which was being built in a COR patio has been taken down. Janice is out of town at the moment so the follow up inspection will be done when she returns.

**Janitorial/Maintenance**

Nothing to report.

**Pool**

See Old Business.

### **Clubhouse**

Clubhouse is temporarily closed.

### **Rules**

Nothing to report.

### **Neighborhood Watch**

Nothing to report.

### **Communications**

Chuck has finished updating the website. It was decided to discontinue posting police blotter report on the site since this information is available from several other sources. Chuck has added contact phone numbers for all Board and committee members. Newsletter will remind members to use the site as a resource since almost any questions have the answer there. Chuck will update the clubhouse and pool pictures since there have been some recent changes.

### **RV Storage**

Nothing to report. All spaces are taken and one on the wait list.

### **OLD BUSINESS**

#### **Pool use and pool monitors**

At the last meeting the Board approved extending the open date until October 5<sup>th</sup>. They discussed the possibility of extending this further or leaving the spa open but decided there were too many variables to make a decision now. This may require the Board to make a decision before the next meeting. Cherie Blaker now has a fulltime job and will not be available after 10/5. Tom Czerwinski said he would be available to continue as pool monitor after that date. A motion was made to have Tom continue pool monitor duties from 10/5 to 10/14, when the next Board meeting is scheduled. Pay will be prorated pool monitor rate (equals \$180). A motion to approve was seconded and carried. A new job description needs to be drafted and approved.

#### **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.

#### **Solar heating**

Brian will contact a solar company to further discuss the costs related to solar heating for the pool. We will also consider solar heating mats for this purpose.

#### **Del Prado entrance concrete repairs**

John contacted the City regarding the deteriorating concrete at the Del Prado/Brentley entrance. They have issued a work order to inspect and will report. Due to COVID it will be a month before we get an answer.

## **NEW BUSINESS**

### **Vacuums to replace leaf blowers**

The landscaper was supposed to report on options and costs for replacing leaf blowers with vacuums. This had not been received by the time of the meeting.

### **Holes in lawns**

The landscaper was asked to submit a proposal for locating holes in the lawns which could be trip hazards. A proposal was received to raise 36 valve covers at a cost of \$2700. A motion to approve was seconded and carried.

### **Next Meeting**

October 14<sup>th</sup>, 2020 at 6:30 p.m. online using Zoom video conferencing.

Respectfully submitted

John Tryon  
Recording Secretary