

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
OCTOBER 14TH, 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 present. One homeowner participated.

DISCUSSION PERIOD

A resident on Monte Vista reported a catalytic converted was stolen from his truck and another had a window broken. We will ask for more police patrols. Lita said we will add discussion for solar lighting in parking bays to next month's agenda.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Eloise Mansfield reviewed the September report. A motion to approve was seconded and carried.

COMMITTEE REPORTS

Welcome

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

Back yard maintenance

Janice advised that most residents have complied with individual requests to improve back yards- there are a couple who still need to comply.

Landscape

Landscaper recommended trees suitable for the lawn area at 542DP. Owners will be given choice of a crape myrtle or a California strawberry. Society Garlic will be used to fill in bare spot in driveway planter of 307LC and owner will be advised to avoid driving truck over them, which caused original plants to die. It was reported that the new planting between 321/325LC looks dry, as does the planter at the end of EC by the doggy bag dispenser. The landscapers have started raising irrigation valve covers as approved last month.

Architectural

Chuck reported they will be following up on the homes where architectural notices were sent and will report next month.

Janitorial/Maintenance

Nothing to report.

Pool

See Old Business.

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Clubhouse

Clubhouse is temporarily closed.

Rules

Nothing to report.

Neighborhood Watch

Residents should follow Nextdoor.com to be aware of security issues concerning Del Prado neighborhood.

Communications

Nothing to report.

RV Storage

Nothing to report.

OLD BUSINESS

Pool use and pool monitors

Lita reported that during the month the Board considered a proposal to extend pool and spa use through the end of December. This will have the pool open 8 hours per day on Saturday and Sunday with flexible hours. Some evening hours during the week will also apply. This will involve an additional 19 payroll hours per week or \$6000. Tomek will be switched from an hourly employee to monthly since he has offered to supervise pool opening beyond the posted hours. Susan Rifembark has also offered to supervise opening the pool on selected mornings for the benefit of lap swimmers. The pool temperature will be reduced to 75 degrees to help offset the cost. A motion to approve these changes was seconded and carried.

Vacuum vs leaf blowers

Our landscaper was asked to look into this. He advised that the large vacuums which are towed behind the riding mower will not pick up cuttings from driveways and streets. The smaller push vacuums would but using these will take far too long. The landscaper suggested looking into battery operated vacuums for several reasons. They are quiet and not as powerful as the backpack blowers which create a windstorm of dust and cuttings. The Board agreed to watch one in operation to see if this could be worthwhile.

Solar heating

Brian submitted a proposal from All Valley Solar with three options. We will also get a proposal for a solar mat for comparison purposes.

Del Prado entrance concrete repairs

The City of Camarillo said they have looked into patching this where necessary but it is always wet. They will calendar this to check again end of November/December when the irrigation is off.

NEW BUSINESS

Patio maintenance

Lita said she will be doing a newsletter item reminding residents about what standards are expected. For example: no dead plants or fruit, tools, trash barrels left out, hedges not trimmed, trash, junk, etc.

New landscape planting

Brian and Janice will do a survey to list areas where new planting is needed to replace dead or missing foliage. This will be a project for next year.

New legislation

Lita advised the Board members they should be aware of recent legislation regarding rentals. One bill that prohibits any cap on the number of rentals or requiring leases to be for more than 30 days will not affect us. However, the possibility of local governing bodies being able to establish controls on rental prices could have a big impact.

2021 budget

The Board reviewed the draft budget for next year. Our operating costs have remained stable and there were few major cost items other than keeping the pool open. The draft uses the same numbers as budgeted for this year since we do not know if COVID pool opening requirements will remain in place next year. A motion to approve the budget as drafted was seconded and carried. If pool costs continue to be much higher than budgeted, we will react to that at necessary. The dues will remain at \$180.00 per month.

Lita requested Board members continue thinking about what to do with the Phase 3 tennis court area since we are accumulating funds and we could do something next year.

Next Meeting

November 11th, 2020 at 6:30 p.m. online using Zoom video conferencing.

Respectfully submitted

John Tryon
Recording Secretary

EXECUTIVE SESSION

Commercial vehicles definition

The Board clarified that a rack on a smaller truck which did not carry tools and was designed for non-commercial purposes would not define it as a work truck.

1893OD commercial vehicle

The owner of this had magnetic placards applied to hide the Gas Co. sign. A motion to waive a fine was seconded and carried.

475EC gate repairs

Owner has not complied with requirement to repair the rear gate by September 2nd as advised. A motion to assess \$100 fine was seconded and carried.

476BC painting

Owner has not painted wood trim, balcony and siding by September 2nd as required. A motion to assess \$100 fine was seconded and carried.

1774MV painting

Painting of roof flashing and access panel painting and painting of rear wood gate has not been completed by September 2nd as required. A motion to assess a \$100 fine was seconded and carried.

542DP wood siding and HVAC conduit painting

Owner has not painted these items as required by September 2nd despite several communications. A motion to assess a \$100 fine was seconded and carried.