

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
NOVEMBER 11TH, 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 Ann Wartinger. John Tryon represented Condoministration. Assist. Community Mgr. Janice Armijo, Tomek Czerwinski and Susan Rifembark were present.

DISCUSSION PERIOD

None.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Eloise Mansfield reviewed the October 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 reported she has had good compliance to the latest notices sent out.

Landscape

Holes in lawns have been filled and valve covers raised.

Architectural

Chuck reported that all but one of the architectural compliance notices have been complied with. Next inspection scheduled for January.

Janitorial/Maintenance

Nothing to report.

Pool

See Old Business.

Clubhouse

Clubhouse is temporarily closed.

Rules

Nothing to report.

Neighborhood Watch

Lita said Nextdoor .com reported 13 recent car thefts in Camarillo, two of which were in Del Prado. Residents need to remember to avoid leaving items visible in cars and to hide garage remotes which can be used to gain access to the home.

Communications

Chuck advised a page has been set up to carry special notices.

RV Storage

Nothing to report.

OLD BUSINESS

Pool use and pool monitors

Due to cold weather the pool is not being used very much. A motion to turn off the pool heat immediately was seconded and carried. The spa heater will remain on. Tomek agreed to supervise between 6 p.m. and 9 p.m. on Fri, Sat and Sunday. He may also provide volunteer coverage at other times during the week. Tomek will continue to post signup sheets.

Vacuum vs leaf blowers

A meeting was held with the landscaper to see an electric blower in use. The Board had investigated using vacuums but they are not suitable for our purposes. The electric blower is much quieter and does not produce a cloud of dust. Eric Zook said he will purchase battery packs at no cost to us and will impress on his workers to be aware of the direction they are blowing cuttings.

Solar heating

We are waiting for a proposal for a hot water heating solar mat to compare with a proposal for solar panels.

Phase 3 renovation

Lita said she would like us to decide in January what we want to do here so work can begin in the spring. Hopefully this can be a multi-use area; pickle ball and play area, for example. Board members were encouraged to think about this during the holidays. Brian will resend some ideas and costs he had provided earlier in the year.

NEW BUSINESS

Solar lighting in parking wells.

The Board discussed and agreed to try installing solar lighting on wood posts in the parking wells and in front of the clubhouse. Brian, Lita and Chuck will mark on a map where these would be best located. Costs of the lights around \$110 and wood posts \$30.

Holiday Party

Scheduled for December 12th at 9 a.m. in front of the clubhouse. Coffee and doughnuts. A motion to approve a budget of \$120 was seconded and carried. Lita will do an announcement for the newsletter.

Next Meeting

January 13th, 2020 at 6:00 p.m. Location/method to be announced later.

Respectfully submitted

John Tryon
Recording Secretary

EXECUTIVE SESSION

1837OD painting

Owner was given a final two-week extension after which she will be fined. Janice will advise her no further extensions.

1768MV commercial vehicle

No response from owner regarding parking violation issued for "Rick's Gate Works" truck parked in the driveway. A motion to fine \$100 was seconded and carried.

1732MV Plant frame

Structure to be used for training plants- owner has agreed to move it inside the patio and mount against the wall. The Board approved this installation.

Kids playing in streets

An owner complained about cones being placed in the street to alert residents of groups of kids riding bikes and playing in the street. Board members were concerned that parents might assume this action makes it safe for kids to play in the street rather than in the adjacent green belt. Most of the Board members thought this could put children in even more danger. On the other hand, children playing in the streets by their homes is a common custom. Brian will draw up some recommendations how to approach and resolve this issue which will then be sent to all residents. Any action will be tabled until we review Brian's recommendations and contact our attorney regarding liability issues.