

**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**

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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**JANUARY 13<sup>TH</sup>, 2021**

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 and Tomek Czerwinski were present.

**DISCUSSION PERIOD**

None.

**APPROVAL OF MINUTES**

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

**TREASURER'S REPORT**

Eloise Mansfield reviewed the December report. A motion to approve was seconded and carried. Eloise pointed out a Premier America CD is maturing shortly and it will be allowed to roll over

**COMMITTEE REPORTS**

**Welcome**

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

**Back yard maintenance**

Janice reported these are in pretty good shape and she had relaxed on inspections over the holiday period. Inspections will be stepped up on backyards for weed, leaf and dirt removal, maintenance, fruit dropping and other items stated in our Rules and Regulations on backyards.

**Landscape**

A motion to approve planting a California Strawberry tree in front of 542DP for \$395 was seconded and carried. This tree was selected by the residents. Replacement tree is needed on Viejo next to BC, one was blown down in a wind storm. Stump needs to be removed. Bottle brush plants at the EC cul-de-sac are not doing well and gardener to be advised. Janice identified three additional areas needing new planting: hedge missing between CAP and BC; planter by 1714MV where dead plants were removed; beside 490EC where tree was removed. Several other areas will also be reviewed.

**Architectural**

Chuck reported he will be doing a complete inspection this month. Janice to advise residents who still have Christmas decorations up they must be taken down. An application to install solar panels at 1825OD will be approved provided panels are installed on the flat roof and back facing roof and not the garage roof. An application to install solar panels on 1790EC has been approved.

### **Janitorial/Maintenance**

Nothing to report.

### **Pool**

Tomek Czerwinski reported there was little interest in reopening the spa due to weather and COVOD worries. A motion to table further discussion till the next meeting was seconded and carried.

### **Clubhouse**

Clubhouse is temporarily closed.

### **Rules**

Nothing to report.

### **Neighborhood Watch**

Lita encouraged residents to stay informed using Nextdoor.com.

### **Communications**

Chuck advised he is working on some additional edits.

### **RV Storage**

Nothing to report.

### **OLD BUSINESS**

#### **Solar lighting for parking wells**

A solar light has been installed on the day court tennis fence for Board members to have a look to see the coverage it provides and if these should be used to lighten dark parking well areas. Brian submitted a map showing areas where additional lighting is needed.

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

The City has not yet responded to requests for a date to have these repairs completed. We will chase them up.

#### **Green belt renovations**

The Board generally agreed we should proceed with making a decision and getting started on this improvement. It needs to be something which will be attractive and useable for many years. Most popular would be a multiuse court to include pickle ball, hop scotch, bocce ball, street hockey and an exercise area, for example. A low chain link fence with a gate will be added to separate some of the activities. A new windscreen and entrance gate will be required on the perimeter fence. We will obtain some costs for resurfacing the court and further research will be done to aid decision on which activities should be included.

## **NEW BUSINESS**

### **Street lights**

The street light on DP adjacent to Baja Court has burned out. A bid was obtained for installing an LED bulb there as well as on the pole located at the DP/EC intersection. Cost was \$750. A motion to approve was seconded and carried

### **Automatic gates at entrances**

A suggestion had been made to install automatic gates at the entrances as an additional security measure and the Board discussed this. There were several problems related to this: high maintenance costs and the costly and time-consuming requirement to purchase and distribute remote controls, the problem of trespassers just following another car in, and the gates would have to be set back so far off the street the homes at the entrance may be on the outside of the gate. No motion was made to pursue this further. Lita also advised that residents who are concerned for the security of their vehicles should park them in their garage.

### **Next Meeting**

February 10<sup>th</sup>, 2021 at 6:00 p.m. on Zoom.

Respectfully submitted

John Tryon  
Recording Secretary