

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
FEBRUARY 10TH, 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 January meeting was seconded and carried.

TREASURER'S REPORT

Eloise Mansfield reviewed the January 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

These are in pretty good shape overall. Janice has a couple of homes requiring notification.

Landscape

Our landscaper said the star pines behind Escondido which were leaning should be topped since they are very tall. Our arborist had also looked at these trees and said they were sound and did not suggest topping. We will ask him for his opinion and to monitor the tree periodically for its stability. Janice had done a walkthrough with our landscaper pointing out areas where new trees and plants are needed. He will prepare an estimate for these.

Architectural

Chuck reported Janice is doing the biannual inspection with one phase being completed each month. Notices will be sent to owners where necessary.

Janitorial/Maintenance

Tomek will be taking inventory of any janitorial or COVID supplies necessary in preparation to pool reopening.

Pool

See Old Business.

Clubhouse

Clubhouse is temporarily closed.

Rules

Nothing to report.

Neighborhood Watch

Noting to report.

Communications

Chuck advised the web site is up to date.

RV Storage

Nothing to report.

OLD BUSINESS

Solar lighting in parking wells

A solar light was installed over the day tennis court gate to look at the coverage; it was thought to be inadequate. A different solar light was found with double the lighting output. A motion to purchase one and test it was seconded and carried. The intention is to place these over parking wells to provide additional security. Cost of the new light is \$199.

Del Prado entrance concrete repairs

The city advised they expect to repair the holes and depressions in the concrete next week provided rain is not a factor.

Greenbelt renovation

Lita reviewed a couple of proposals we had received for turning the day tennis court into a multi use area. It included repairing and resurfacing the asphalt deck and striping options for pickle ball, street hockey, hop scotch, etc. Brian and Lita will work on finalizing which activities should be included and we will then go out for several bids.

Pool opening status

The Board discussed plans for reopening the pool in March, provided the weather is good. All COVID-19 precautions and protocols will continue to be observed. Tomek suggested we open slowly and see how use develops before increasing hours and days. Suggestion was to have spa available for sign up on Fridays and include the pool Saturdays and Sundays. Lita will prepare a cost analysis and circulate to the Board members. A motion to approve these plans was seconded and carried, provided the Board agrees with the projected costs. Tomek will ensure all cleaning and janitorial supplies are on hand before opening.

CD renewal

A CD with Premier America had matured during January and the Board agreed to give Eloise authorization to move it to a mid term CD where she could get the best rate. The savings institutions she contacted were not able to accept new deposits at this time so the Board approved a motion to leave it in a money market account for the time being, which has the same interest rate as the 6 month CD that matured. The value of the matured CD is \$54,661.

Commercial vehicles

The Board revisited our commercial vehicle definition. No motion was made to amend it. However, it was noted that we have a problem with oversized trucks parked on driveways extending into the street. Additionally, large trucks, when parked up to sidewalks, can overhang to the point where sidewalk is completely blocked, especially when backed in. Caution to avoid both problems will be noted in the newsletter and our parking monitor will be advised to increase enforcement.

NEW BUSINESS

New plantings

Janice did a walkthrough with Eric Zook to decide where new plants and trees should go, as previously discussed. Eric will prepare an estimate.

Table tennis table

Billy Starr offered to donate a good quality table tennis table for use in the clubhouse. The Board discussed and there were some concerns. No decision was made and it will be discussed again next month.

Nominations for annual meeting

Eloise Mansfield, Brian Kelley and Ann Wartinger are completing their terms. A request for nominations for the May annual meeting will be put in the next newsletter.

Next Meeting

March 10th, 2021 at 6:30 p.m. This will be a zoom meeting, unless COVID restrictions change.

Respectfully submitted

John Tryon
Recording Secretary