

**DEL PRADO TOWNHOME ASSOCIATION**  
**c/o Condoministration Unlimited**  
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**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**APRIL 14<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. Pool monitor Tomek Czerwinski was present. Janice Armijo was absent.

**DISCUSSION PERIOD**

Phyllis Harsma said pickle ball is noisier than tennis and we should consider this in regards to using this on the day court. Ann Wartinger asked about our policy regarding barking dogs and was advised this should be reported to Animal Control on their web site. Suggestion was made to put pavers or gravel in place of grass or plants where cars parking on driveways are causing damage. This subject will be put on agenda for next month.

**APPROVAL OF MINUTES**

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

**TREASURER'S REPORT**

Eloise Mansfield reviewed the March 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 had submitted a report showing all back yard issues have been resolved.

**Landscape**

Janice had submitted a report showing not all of the new planting items approved last month have been installed. We will follow up with the gardeners.

**Architectural**

Chuck reported follow up inspection for the last batch of notices sent out will be done at the end of this month.

**Janitorial/Maintenance**

Nothing to report.

**Pool**

See Old Business.

**Clubhouse**

See Old Business.

## **Rules**

A suggested amendment to the rules regarding basketball hoops being permitted in streets or attached to units will be placed on agenda for next meeting.

## **Neighborhood Watch**

Noting to report.

## **Communications**

Chuck advised the web site is up to date. And suggested we put web address on newsletter heading.

## **RV Storage**

Nothing to report.

## **OLD BUSINESS**

### **Solar lighting for clubhouse and parking wells**

The new solar light for above the clubhouse door has been installed. The light and collector are too large for this spot and we will select a spot in the common area more suitable. Meanwhile, an LED bulb will be put in above the clubhouse door.

### **Clubhouse opening status**

Ventura County having now moved into the orange tier, a proposal was considered to open the clubhouse for use by the members, with safety restrictions applying. The host of an event will be responsible for ensuring regulations are observed, including max. 20 people and three families, limitations on food and beverage use, social distancing and mask wearing required. The host must sign a hold-harmless agreement agreeing to ensure compliance with all requirements. A motion to approve was seconded and carried. The maximum occupancy sign will be corrected to reflect no more that 83 people permitted (1 person per 15 sq.ft.)

### **Pool opening status**

Ventura County has amended the restrictions on HOA pool use from mandated to recommended. A proposal was made to open the pool to pre COVID hours and days (unsupervised) except weekends 12 to 7 p.m. (supervised) and pool monitor in attendance and only residents allowed. Maximum of 25 people at one time and distancing and mask wearing required on the deck. A motion to approve was seconded and carried.

### **Greenbelt renovation**

The Board again discussed converting the day tennis court to pickle ball/multi use and reviewed the proposals for doing this. A motion was made to approve the proposal from Trueline Construction for \$30,664. The motion was seconded and carried. We will arrange another meeting with them to finalize the layout and uses.

### **Nominations for annual meeting**

Brian, Eloise and Ann had accepted nomination for an additional term. There were no others. Tomek had considered running but declined since it would prevent him continuing as pool monitor. A motion to appoint Chris Vander Veen as ballot inspector/counter was seconded and carried.

### **NEW BUSINESS**

#### **POD storage on streets and driveways**

Chuck proposed some controls on POD storage on driveways and streets. Permission will be given (on request) for up to 30 days. If POD will not fit on driveway it may be placed in a designed parking spot. One spot only may be used, if possible. A motion to approve the new parking rule was seconded and carried.

#### **Benches in common area**

Tabled until next month.

#### **Basketball hoops**

A proposed rule regarding basketball hoops will be put onto next month's agenda.

#### **Zoom meetings**

The Board discussed whether future meetings should be on Zoom, in person, or a combination. This will be discussed next month.

#### **Next Meeting**

May 26<sup>th</sup>, 2021 at 6:30 p.m. This will be a Zoom meeting.

Respectfully submitted

John Tryon  
Recording Secretary