

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 ANNUAL AND BOARD OF DIRECTORS MEETING
MAY 26TH, 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 and Brian Kelley. Ann Wartinger was absent. John Tryon represented Condoministration. Assist. Community Mgr. Janice Armijo and Tomek Czerwinski were present. Inspector of Elections Chris Van Der Veen was present.

QUORUM

Chris Van Der Veen reported only 49 valid proxies/ballots had been received and a quorum was not in attendance. The annual meeting was adjourned due to lack of a quorum of members. The May Board of Directors meeting proceeded.

APPROVAL OF MINUTES

A motion to approve the Minutes of the April Board of Directors meeting was seconded and carried.

TREASURER'S REPORT

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

COMMITTEE REPORTS

Landscape

Our landscapers advised they will be completing the approved planting this week except for some of the trees which have not been available. They recommended substitutions like olive or magnolias if we don't want to wait. Janice reported in addition the gardener is planting flax by the pool at a cost of \$540. Lia Cooke has volunteered to help out on this committee and Janice will provide her with a copy of the landscape report.

Architectural

Chuck reported reinspections are still being carried out. He noted that several owners required to do roof repairs have been unable to due to the backlog of work with roofing companies. One of our owners mistakenly thought that the stucco on the side of their home was to be painted the color of the siding for that group. Chuck recommended, and all agreed, a notice should be sent to all owners clarifying this issue (See page 4 of this newsletter). Solar panel installation approved at XXX.

Clubhouse

Janice recommended Billy Starr be provided a clubhouse key for use when she is not available and for when the table tennis table is being used. A motion to approve was seconded and carried. Billy will sign for receipt of the key. Lita reported we are looking into replacing the main notice board which is hard to use as well as putting a smaller one next to the clubhouse door for meeting notices, etc.

Janitorial/Maintenance

Tomek provided a list of supplies needed.

Pool

Umbrellas need to be fully wound down when windy weather is expected. Tomek will make sure they are clamped properly to their bases.

Clubhouse

Clubhouse will open fully to pre-COVID use on June 15th.

Rules

Nothing to report.

Neighborhood Watch

No report.

Communications

Nothing to report.

RV Storage

Nothing to report.

OLD BUSINESS

Solar lighting in common area

The large solar light on top of the clubhouse will be moved onto one of the tennis fence posts to cover the parking and greenbelt area. Brian will identify which post.

Tennis court upgrade

Trueline Construction advised they have scheduled July 19th as the start date for converting the day tennis court to pickle ball and multi use.

Pool opening

Tomek reported the pool has not been very busy during the week but is fully booked over the weekend so his pay for May was at the pre-COVID rate (\$600 p.m.) rather than hourly. The pool will be opened for use at pre-COVID levels on June 15th.

Benches in common area

Some examples of concrete benches were reviewed. Brian suggested we consider plastic benches. He was asked to provide some examples.

NEW BUSINESS

Pavers or gravel for driveways

A suggestion had been made to put pavers or gravel on the sides of some short driveways where owners damage the grass trying to park parallel to the garage door. No motion was made to do this.

Basketball hoops

A proposed rule amendment to prohibit basketball hoops in the street or driveways was rejected and we already have a rule which states that all athletic equipment must be removed from common areas and driveway when not in immediate use.

Pool gate replacement

The main pool gate is unattractive and the handyman has been doing some work on it to try and improve the appearance. A bid for a new gate had been received (\$1350). Anticipating that the work on the gate won't improve it much the Board asked for two additional bids to review.

Future meetings

The Board discussed whether future Board meetings should be in person, on Zoom, or a combination. A decision on this was tabled until the June meeting.

Garage sale

The Board discussed scheduling a garage sale for September or October. A decision was tabled until the June meeting.

Next Meeting

June 9th, 2021 at 6:30 p.m. online using Zoom video conferencing. This will be the reconvened annual meeting adjourned from May 26th due to lack of a quorum.

NOTICE OF RECONVENED ANNUAL MEETING

JUNE 9TH, 2021 6:30 P.M.

The Del Prado Annual Meeting will be reconvened on June 9th, 2021 at 6:30 p.m. The meeting will be conducted using Zoom video meeting software. If you wish to attend this meeting you please send an email requesting an invitation to jstryon4@gmail.com. You must include your name as shown on your Del Prado billing statement and your Del Prado address. In response you will receive an email with a link and password which will allow you to join the meeting when it begins. Ballots and proxies have already been sent in by members and will be used for the election of Board members and towards a meeting quorum.

The Order of Business for this meeting will be as follows: a) roll call; b) proof of notice of meeting; c) reading of Minutes of preceding meeting; d) reports of Officers; e) report of Committees; f) election of inspectors of election; g) election of Directors; h) unfinished business; i) new business.

To: All Del Prado Homeowners

From: Board of Directors

Re: Stucco painting and metal roof flashing colors

A letter was sent to each affected homeowner explaining the requirements and procedures for updating the colors of their units. These procedures can also be found in the ACM under the title "Color Variations of Individual Units." This letter will attempt to clarify any possible misunderstanding of those instructions.

1. Stucco is NOT siding. Siding is wood. DO NOT paint stucco the color specified for siding.
2. A few units do not have wood siding. For those fortunate homeowners, their units can be brought into full compliance by simply painting the wood trim the color specified in the new color chart.
3. The Architectural Committee does not recommend painting stucco. Before going to that expense, try power washing the stucco. Wait a few days for it to completely dry, then take a look at it. If a decision is still made to paint the stucco, the last page of the Del Prado Color Chart specifies that stucco is painted with Dunn & Edwards SSSL 10 SP-60 (Navajo White.) Do not use any other paint.
4. Some units have a metal flashing around the perimeter of the roof. The Del Prado Color Chart specifies that metal flashing is painted with Dunn & Edwards EVSH 40 SP-262 (Sable). All metal flashing as well as metal chimneys, ventilators and other metal protrusions from a roof are painted with this paint. Do not use any other paint.

Before any painting is done, it is highly recommended that you contact a member of the architectural committee, our property manager or a board member. We are here to help.