

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 RECONVENED ANNUAL AND BOARD OF DIRECTORS MEETING
JUNE 9TH, 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 Pool Monitor Tomek Czerwinski were present. Inspector of Elections Chris Van Der Veen was present.

QUORUM

Chris Van Der Veen reported a quorum of ballots and proxies had been received.

ELECTION OF DIRECTORS

Chris Van Der Veen completed counting the ballots and reported Eloise Mansfield, Brian Kelley and Ann Wartinger were elected; there were no write-ins.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Eloise Mansfield reviewed the May report. Our water and gas bills are over budget at this time but that was expected. A motion to approve the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Nothing to report.

Back yard maintenance

Janice reported no problems.

Landscape

Janice Armijo had submitted a report. Lia Cook has been added to the committee and both were authorized to communicate directly with the landscaper.

Architectural

Chuck reported some owners were finding it difficult getting roof repairs done because of the high demand. Janice will in future include a listing of homes where architectural notices have been sent which have not been completed. A notice has been sent to all owners advising that stucco must not be painted the same color as the siding on that group of homes.

Janitorial/Maintenance

Some additional supplies have been ordered.

Pool

See Old Business.

Clubhouse

Clubhouse will be fully opened on June 15th when county tier regulations will expire. Users will still be required to observe COVID safety procedures and receive hold harmless statement.

Rules

Nothing to report.

Neighborhood Watch

Nothing to report.

Communications

Chuck Raines advised the site is up to date.

RV Storage

Chuck advised there is a lot of accumulated junk which needs to be removed. Newsletter will advise residents that there are a number of green waste barrels available if they have a large quantity of cuttings to dispose of on occasion.

OLD BUSINESS

Solar lighting in common area

Brian will mark on the tennis court fence where the clubhouse solar light should be relocated.

Status of day tennis court upgrade

Trueline Construction are still scheduled to start work July 19th. Brian will draft rules governing usage and applicable signs.

Pool opening and pool monitor duties

The county color tier restrictions expire on June 15th so it will no longer be necessary for residents to make reservations to use the pool. Tomek will revert back to the pre COVID pool monitor duties and pay structure. Tomek will ensure pool area is clean and tidy and umbrellas are closed on windy days.

Benches in common area

The Board agreed that the green plastic benches were a better option over concrete. The number and location are still to be determined with, a caution to not cause a problem for the gardeners and sprinklers.

Pool gate replacement

The main pool gate has been repaired and repainted and the Board agreed there is no need to replace it. The pool rules sign will be relocated to the announcement notice board.

NEW BUSINESS

Garage sale

A motion to select August 14th as the date for an association garage sale with a budget not to exceed \$150 was seconded and carried, with Brian abstaining. Lita will prepare a notice for the newsletter. There will be no pick up and disposal of remainders like last year.

Tennis net replacement

A request was made to replace one of the main tennis court nets. A motion to purchase a new net at a cost not to exceed \$250 was seconded and carried.

Picking up after dogs

A complaint was made that some residents are not cleaning up after their pets, especially in the greenbelt behind Capistrano. Reminder will be put in newsletter that fines can be issued for this.

Insurance amendment

A new buyer's lender requires an additional clause to be added to the policy if Fannie Mae and Freddie Mac loans are to be available to purchasers. This clause would ensure coverage in the event replacement of non-damaged items is necessary. Additional annual premium is \$435. A motion to approve was seconded and carried.

Bounce house

Owner of 452DP requested permission for a bounce house in the common area on July 4th. A motion to approve was seconded and carried provided the contactor supplies a binder covering the association and a hold harmless agreement is signed.

Next Meeting

July 14th, 2021 at 6:30 p.m. in the clubhouse. Future meetings will be in person unless there is some sort of complication due to COVID, in which case they will revert to Zoom.

Respectfully submitted

John Tryon
Recording Secretary

EXECUTIVE SESSION

Following the meeting a motion to keep Board members offices as they are was seconded and carried. They are as follows:

President	Lita Starr
Vice President	Chuck Raines
Secretary	Ann Wartinger
Treasurer	Eloise Mansfield
At Large	Brian Kelley

Chris Van Der Veen was discussed for consideration as a possible future Board member and Brian will suggest this to him.