

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
SEPTEMBER 8TH, 2021

The meeting was called to order at 6:30 p.m. using Zoom. In attendance were Lita Starr, Chuck Raines, Eloise Mansfield, Brian Kelley and Ann Wartinger. John Tryon represented Condoministration. Assist. Community Mgr. Janice Armijo was present and Susan Van Der Veen.

DISCUSSION PERIOD

XXX is parking a trailer on driveway. Action will be taken if this continues. Cyclists on sidewalks must yield to pedestrians. Note will go in newsletter. Residents of XXX need to be warned about this and Janice will send them a note. Susan V. will provide a list of other homes where cyclists are endangering pedestrians. This item will be added to next month's agenda.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

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

COMMITTEE REPORTS

Welcome

Chris McFall advised she can no longer take care of this function. Ann Wartinger volunteered and was appointed as her replacement. Lita recommended we have a look at what is handed out and update the packet.

Back yard maintenance

Janice reported several problems here which will be taken care of in Executive Session.

Landscape

Janice reported the gardeners are concentrating on irrigation repairs to avoid brown spots and reduce runoff. Resident of XXX has to park far away from curb to avoid overspray. He asked for permission to park a large truck in the street for 14 days; it will not fit on driveway. Permission was denied- not enough spaces on EC for this.

Lita advised there will be no more new trees planted until the spring.

Architectural

Chuck reported Dunn Edwards is slowly getting back to normal in ability to supply our paint colors. Chuck said Janice is doing a great job with inspections and following up with owners.

Clubhouse

Used twice this month.

Pool

Nothing to report.

Communications

Chuck advised the site is up to date and asked for Board members to report anything which they think needs to be corrected or added.

Janitorial/Maintenance

Nothing to report.

Rules

Need to be amended to include pickleball court. Brian volunteered to do this.

Neighborhood Watch

Nothing to report.

RV Storage

Nothing to report.

OLD BUSINESS

Solar lighting in common area

Brian advised the new light mounted on the tennis court fence is very effective. Board members will recommend any other locations where this would be helpful.

Bathroom remodel

Nothing to report. Will remain on agenda.

Pickleball court installation

The new courts are already being used daily. Report that there were some bubbles in the surface not confirmed. Rules for use will be updated and our general rules and regulations will be amended to include pickleball. Lita asked for authorization to hold a beginner's clinic. Cost estimated at up to \$100. A motion to approve was seconded and carried.

New pool and pickleball furniture

New pool furniture for pool area has been ordered from Costco as previously approved. Four benches and a picnic table for the pickleball court have been ordered; the benches have been delivered. Picnic table due mid October.

Garage sale

Lita reported this was very successful. 31 homes participated.

NEW BUSINESS

Water conservation report

Susan V advised the City has been seen doing inspections and issuing warnings for overwatering and excessive runoff. She has been working with the landscapers on reducing irrigation times and reducing runoff without degrading the landscaping. They will be meeting with Water Wise shortly to discuss most effective means of reducing irrigation. Susan asked for clarification on what steps she is authorized to take and what communications she should have with the Board. It was agreed that all her emails and updates should go directly to Lita who will distribute to the Board as appropriate.

Common area benches

Lita had previously provided a link for a common area bench and this will be ordered.

Aphid control

Last month the purchase of ladybugs for aphid control was authorized. However, the supplier has advised they are not available at this time so additional lace wings were ordered in a different stage of development which the supplier advised will make them more effective and easier to distribute.

Playground equipment in patios

A complaint had been made about playground equipment visible in patios. We have no rule which specifically addresses this situation. The Board discussed if one was needed. Although there is no objection to large, brightly colored items in patios, these could become a problem if they are too big or if their appearance deteriorates. A rule will be drafted which allows the Board to use discretion in these cases. The person complaining will be advised there is no current rule making this a violation and it's not possible to have rules covering all the objections of 169 residents.

Payroll software

A motion to purchase Gusto payroll software was seconded and carried. Cost is \$39 per month plus \$6 per employee.

Tennis court resurfacing

The two main courts are due for painting/resurfacing. This will be added to the agenda for next month.

Next Meeting

October 13th, 2021 at 6:30 p.m. This will be a Zoom meeting..

Respectfully submitted

John Tryon
Recording Secretary