

DEL PRADO TOWNHOME ASSOCIATION
c/o Condoministration Unlimited
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MINUTES OF THE BOARD OF DIRECTORS MEETING
FEBRUARY 9TH, 2022

The meeting was called to order at 6:32 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. One homeowner was present.

DISCUSSION PERIOD

A homeowner pointed out the disadvantages of switching to drought tolerant plants which could negatively affect the appearance and property values of our association. The savings in the cost of water to each unit would not compare to the reduction in home value.

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 the report was seconded and carried.

COMMITTEE REPORTS

Welcome

Ann Wartinger said she has been able to visit all the homes with new residents on her list.

Back yard maintenance

Janice reported a few homes have had second notices sent.

Landscape

Janice said she is waiting for an updated report from the gardeners before she can properly follow up on what the current watering schedule is. Chuck suggested our three redwood trees will need additional irrigation if the watering schedule has been reduced to two days per week.

Architectural

Janice reported that, following the most recent, inspection one home still needs to have roof repairs completed. It was reported the walls on some homes are missing the brick cap. Our handyman will be instructed to fill any holes in the perimeter walls.

Clubhouse

Nothing to report.

Pool

Reports that people are pouring bubble bath products in the spa. Sign will be put up about this.

Communications

All up to date.

Janitorial/Maintenance

Nothing to report.

Rules

Nothing to report.

Neighborhood Watch

Nothing to report.

RV Storage

One space available.

OLD BUSINESS

Bathroom remodel

Rebath is coming on the 23rd to give us a proposal.

Water conservation report

Susan Van Der Veen reported the last bill was extremely low since the irrigation had been turned off. This allowed a calculation that usage in backyards by Phase 1 owners accounted for about \$250 per month.

Underground water leak on Capistrano

The copper line was examined which showed the leak was from a perfectly round hole, no kinks or thinning of the pipe noted. It was assumed this may have been a hole which was plugged during initial construction and the plug eventually disintegrated. Cost of repair over \$13000 and we will have to try and fund our utilities reserve fund as much as possible.

Discuss plan to deal with drought conditions

The Board discussed different approaches to deal with possible mandatory irrigation reduction requirements. Ann submitted a map showing suggested areas where grass could be replaced by plants/mulch. These areas are either behind homes or small sections which are difficult to irrigate efficiently. At this point our emphasis is on tweaking the system to be as efficient as possible.

Garage sale

Plans will be made for an association garage sale, probably in May.

NEW BUSINESS

Leaf blower use

Last year we had the gardeners switch to using battery operated leaf blowers instead of noisy gas powered. They decided to bring the gas powered blowers back since the battery blowers were just

not powerful enough and the battery life insufficient for a property this size.

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Tennis court resurfacing proposals

A third bid has still not been received for resurfacing the two main tennis courts. Since it is not considered a pressing issue we will wait for the third bid.

Pool heater

A suggestion was made to turn the heater on 2nd week in March instead of in April. This will be discussed again next month.

Pool gate

The Board discussed the main gate which requires a key to exit. The back gate is free exit. A motion was made to make the front gate free exit as well. The motion was seconded and carried.

Next Meeting

March 9th, 2022 at 6:30 p.m. A Zoom or in person meeting will be decided closer to the date.

Respectfully submitted

John Tryon
Recording Secretary