

# **DEL PRADO TOWNHOME ASSOCIATION**

1800 Del Prado Drive, Camarillo, CA 93010

Delpradohomes.com

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## **MINUTES OF THE BOARD OF DIRECTORS MEETING**

**August 17<sup>th</sup> 2022**

The meeting was called to order at 6:30 p.m. for the in-person meeting. In attendance were Brian Kelley, Marty Ahern, Susan Van Der Veen, Eloise Mansfield and Ann Wartinger. John Tyron was absent. Assist. Community Mgr. Jeremy and Pool Monitor Tomek were present.

### **DISCUSSION PERIOD**

John Tyron our Property Manager for 20 years retired August 30<sup>th</sup>. The board is interviewing new companies to serve Del Prado moving forward. We wish John all the best in the future and thank him for his service.

Resident provided detailed map of DP where street repairs are needed. A resident asked about the removal of a couple of dead trees. Annual garage sale set for August 27<sup>th</sup>. RV park needs to be cleared of debris and leaves.

Solar panel construction on clubhouse being considered to produce energy for the pool pump, clubhouse, and the tennis lights. Resident pointed out the cost of installing will increase this fall due to new laws going into effect.

The tract of homes between 453 Baja court and 493 Baja court will be fumigated on September 14<sup>th</sup> through September 16<sup>th</sup>.

### **APPROVAL OF MINUTES**

A motion to approve the minutes of the July meeting was seconded and carried.

### **TREASURER'S REPORT**

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

### **COMMITTEE REPORTS**

#### **Welcome**

Ann Wartinger reported one packet still to be delivered on Capistrano Court. Any new renters should be reported to Ann to ensure they also receive a welcome package.

#### **Back yard maintenance**

Jeremy reported many repairs/corrections have been made and follow up letters are being sent to those that have not been completed.

#### **Landscape**

Drip irrigation is going in on Capistrano to reduce runoff into the street. Over 2.5 million gallons of water has been saved in the last 10 months due to the work of our board and landscaping team working together.

#### **Architectural**

Jeremy reported very good progress by owners in completing required repairs.

## **Clubhouse**

Usage scheduled for January 2023; there are many open weekends still available.  
First quote received for clubhouse roof replacement at a cost of \$18,985.

## **Pool**

Several areas of the pool deck need to be fixed to reduce future issues. Tomek recommended we find a better way to secure the umbrellas at each table.

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## **Communications**

Website is up and running and new security features were added to prevent the loss of information.

## **Janitorial/Maintenance**

Supplies are fine for now with no need of additional purchases.

## **Rules**

Dog waste bins are for dog waste bags only. Please put regular trash in their respective bins.

## **Neighborhood Watch**

Locking mailboxes requested from several people. The board will find out where the locking mailboxes are being stored.

## **RV Storage**

Small spot available for a small boat or jet ski. Waiting list continues for larger spots.

## **OLD BUSINESS**

### **Bathroom remodel**

Nothing to report yet. Will remain on agenda.

### **Water conservation report**

The Board discussed establishing a reporting and monitoring system for this water conservation project and general irrigation issues. Susan Van Der Veen will continue to generate reports on water conservation; these will be transmitted to the board for any action. EZ Landscape will be advised they are expected to respond especially promptly to conservation and irrigation issues.

A meeting had been held with the landscapers to discuss the conservation project and procedures. EZ Landscape submitted a proposal for a drip irrigation test on Capistrano at a cost of \$1700. A motion to approve was seconded and carried. This will be used to extrapolate what the cost would be for other areas.

### **Tennis courts resurface**

Resurfacing is scheduled for the first week of September.

### **Del Prado Website**

A motion to approve was seconded and carried for the web maintenance at a cost of \$65/month. Services include backup of our website and many other security features.

### **NEW BUSINESS**

#### **Property Manager**

With John Tyron resigning from his role, the board will need to find a replacement company. Proposals have been requested from several local companies and plans to interview them are coming soon. Delays could potential occur with AR/AP and ask for the communities patience during this transition.

Homeowners have reported sightings of coyotes around Del Prado, please be cautious with your pets.

#### **Pool Gate**

The front gate replacement has been completed with new security screen feature included. The inside door handle needs to be replaced to allow ease out of the area.

#### **Pool/Tennis signs**

Signs have been picked up from Signorama and arrangements are being made to have Mark install them. Tennis court door also needs the inside door handle replaced for simpler exit.

#### **Bank Signatures**

Signatures and authorization are required for new board members: Brian Kelley, Ann Wartinger, Marty Ahern and Susan Van Der Veen

#### **Next Meeting**

September 14<sup>th</sup>, 2022 at 6:30 p.m. in the clubhouse.

Respectfully submitted

Ann Wartinger  
Recording Secretary