

**DEL PRADO TOWNHOME
ASSOCIATION**
c/o Condoministration Unlimited
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**MINUTES OF THE BOARD OF
DIRECTORS MEETING
JULY 13TH, 2022**

The meeting was called to order at 6:30 p.m. in the clubhouse. In attendance were Brian Kelley, Marty Ahearn, Eloise Mansfield, Ann Wartinger and Susan Van der Veen. John Tryon with Condoministration was absent. Several members also attended.

DISCUSSION PERIOD

Light pole #45 has a loose junction cap and needs to be fixed. Two trees between Lido and Capistrano are dying. Front doors of clubhouse need to be cleaned, sealed and painted. Heater door may need to be replaced. Del Prado street needs repairs on the entrance corner, concrete especially. Blue spruce tree available for donation. Sprinkler in front of CO1777 leaking. Residents were using fireworks on the 4th. Board approval had not been requested. Strong letter to be sent out next year warning residents. Info is needed on how owners may pay dues online.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

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

COMMITTEE REPORTS

Welcome

Ann Wartinger needs to be advised when new renters move in. We receive notification from escrow for sold units.

Back yard maintenance

No report.

Landscape

Violation notifications need to be sent to both the owner and the tenant to ensure no communications gap. Walkthrough will be planned to find any concerns which need to be addressed.

Architectural

Jeremy Todd advised 33 follow up letters are being sent out to owners who have been advised work is needed on their home.

Clubhouse

No report.

Pool

South entrance needs an additional recycling container to handle load.

Communications

Job description needs to be developed for this committee. Board is reviewing need for a maintenance agreement with our website company (Channel Islands Design) to ensure infrastructure is updated regularly and regular backup of contents. Cost is \$65 per month.

Janitorial/Maintenance

Nothing to report.

Rules

Nothing to report.

Neighborhood Watch

Nothing to report.

RV Storage

RV area needs to be blown out more regularly.

OLD BUSINESS

Pool gate

Approval has already been given for a new gate for \$1650 from All Valley Wrought Iron. The lock on the north side tennis court gate also needs to be made free-exit.

Water conservation report

Susan Van Der Veen confirmed that irrigation is scheduled twice per week: controllers 1-4 on Tuesdays for fifteen minutes, controllers 5-8 on Thursdays.

Need to review costs for capping sprinklers in front yards which are only watering non-functional turf.

Tennis courts resurface

Scheduled for early in August by Trueline Construction.

Bathroom remodel

We are still waiting for additional proposal from American Vision for upgrading the restrooms.

Signs

Brian reported we are waiting for second proofs after changes and corrections were submitted to Signarama.

Garage sale

Scheduled for August 27th.

Solis vs Quality Paving and Del Prado

State Farm advised us that this trip and fall suit had been settled. Each party paid \$12,500. This amount was covered by our liability insurance with State Farm Insurance.

NEW BUSINESS

Tennis court windscreen

Two proposals had been received for installing a windscreen between the tennis court and pool area. Concerns were voiced that this might lead to more disallowed behaviors, especially in the spa. This will be discussed with tennis court users to find out if it is needed and if problems may increase. Trueline submitted a proposal for \$2198 for 9 foot windscreen along the entire length of the dividing fence.

Bench

Suggestion made to add another bench in Phase 1 area similar to the one we put in by the south pool gate.

Newsletter

Reminder no parking permitted in red zones. In addition to blocking other residents, these are fire lanes and access must be clear for emergency services.

Solar panels on clubhouse roof

Further discussion needed on installing solar panels on the clubhouse roof to provide electricity for recreation area.

Next Meeting

August 10th, 2022 at 6:30 p.m. in the clubhouse.

Respectfully submitted

John Tryon
Recording Secretary