

Camelot Townhomes Association, Inc.  
Board of Directors Meeting  
Tuesday, January 28, 2020

Board Present: Barbara Lewis, President; Bill Maynard, Vice-President; Jay Dea Brownfield, Secretary; Rick Gleichauf, Treasurer; Members: Claudia Marrufo, Bob Niland and Daniel Silva. Also, in attendance was Karen Pharr, Stefanie Vilchis and Rebeca Padilla representing management. Daniel Silva was introduced as the new board member.

A quorum was established and the meeting was called to order at 6:18 P.M.

**Homeowner Concerns:**

Unit #140 had several concerns regarding the residents in unit #139 not following the covenants. Items sited were:

- Garbage left on patio.
- Late night parties.
- Residents have 2 dogs.
- Broken screen has not been replaced.
- Dogs unleashed, and dog feces are not being picked up.
- The rules are not being enforced, and management is not staying on top of it.

Barbara assured the resident of #140 that the board will address all these issues with #139, as they are allowed per the Covenants.

The Meeting was called to order at 6:19 p.m. and Consent Agenda was approved.

**Regular Agenda**

**Cliffhangers – Julie Jordan**

Julie asked if we have received any new bids. She is trying to sell her unit and needs information. Board informed her that we have 2 bids and are waiting on a 3<sup>rd</sup> bid.

Julie asked for a special meeting once we receive the 3<sup>rd</sup> bid.

**Landscape – Bob Niland**

Bob reported the committee is inventorying plants that will need to be replaced in the Spring. Tracking the domestic water use and an analysis was passed out for review. He reported that the community water usage costs are mostly domestic water and not irrigation.

**Design – Rhonda McCay**

The office remodel is complete, and all agreed it looks beautiful.

**Financial Report – Rick Gleichauf**

The December 2019 financial report was reviewed and accepted. Report as of

12/31/19 budget was \$5,000 off year to date to the negative. Cash on hand \$199,062.00 as of 12/31/19 and reserves in \$390,599.95.

### **Business**

Management reported on the office technology.

- Continuing to work on switch over from Fusion to Makios for the phone system.
- We are getting bids to combine fobs for the gate and the magnetic cards for the pool, laundry and tennis courts to the same system.
- Discussed purchasing a smaller printer for the office that also prints in color.

### **Gate Update**

Gate arms have been ordered and to be installed soon.

### **Owner Concerns**

- Concerns from Unit #140 were previously addressed for noise violation. Motion to set hearing, seconded and passed to be held at the next board meeting, February 25<sup>th</sup>. Request the occupants attend. The board agreed to review the calendar and determine if a hearing could be held sooner than the next board meeting due to the gravity of the concerns. An e-mail will go out to set the hearing date.
- Ramp request from unit #121 was sent back to the owner for an ADA design but have not heard back from the owner.

The meeting was adjourned to Executive Session at 6:58 p.m. to review past due owner accounts and discussed other matters of a legal or confidential nature.

During executive session a motion was passed to file a lien against one account for past due balances. The board approved changing the on-site manager office hours to Monday-Thursday 8:00 a.m. -5:00 p.m. and closed on Friday.

The regular meeting reconvened at 8:33 p.m. and adjourned with no other business to discuss.

Respectfully submitted,

Jay Dea Brownfield  
Secretary