

Camelot Townhomes Association, Inc;
Board of Directors Meeting
Tuesday, October 29, 2019 at 6:00 PM in the Party Room

Members present Barbara Lewis, President; Bill Maynard, Vice President; Jay Dea Brownfield, Secretary; Rick Gleichauf, Treasurer; Rhonda McCay, Absent: Claudia Marrufo. Also present were Stephanie Vilchis-Konze, Karen Pharr, Rebeca Padilla representing Management.

A quorum was established.

Homeowners requesting to speak:

- Unit 203 requests changing the door to the upstairs patio to a window. She will pay for window and labor. The board agreed to discuss this under Business on the Agenda.
- Unit 137 requests permission to install a washer and dryer in her unit. This will be discussed under Business on the Agenda.

The meeting was called to order at 6:09 pm and the consent agenda was approved.

REGULAR AGENDA

Cliff Hangers – Jerry Fannon from Bio Remedies gave an update to the work being done on the plumbing pipes for the Cliff Hanger project. He stated that they are 40% complete on the project and expect to be finished by the end of the year. The retaining wall between Unit 194 and Unit 195 will not be removed as previously discussed and this work will commence in the next week.

Design Committee – Rhonda McCay stated that the work in the office area has begun, furniture has been ordered, and windows are in the process of being installed. Completion of the office remodel expected by Thanksgiving.

Landscape – Bob Niland

- Thursday walk continue and all are welcome.
- The Arborist surveyed the property and made suggestions for winterizing the landscaping. property.
- Work has been completed behind Units 45 and 47 by AB Landscaping as was approved by the board.

Resident Care – Vona Van Cleef no report

Pool – No report

Financial Report – Rick Gleichauff reported on the financial state of Camelot as of September 30, 2019 along with the 2020 budget projections to date. The month ended with \$221,299.11 cash on hand and \$381,027.55 in the reserve accounts. The budget forecast after the first budget meeting is to raise the monthly assessment to \$375.00 and continue the \$775.00 additional assessment. The next budget meeting will be held on November 6, 2019 at 5:30 PM. A motion was made, seconded, and all approved to accept the financial report.

Business

- Discussion took place of the request from the owner of #203 to install a window in place of the door at her roof level. A motion was made, seconded and approved to allow her to install the window at her expense.
- Discussion of the washer/dryer install request from #137. The owner turned in the agreement and signatures by the neighbors as well as the type of equipment to be installed. A motion was made, seconded to approve. The motion was then amended to state the installation is approved pending the submission of the drawings and permit as required by the rules of the Association.
- The ramp requested by the owner of #121 was discussed. A motion was made and seconded to all the owner to hire an engineer to submit a plan for the first phase of the project. The motion passed.
- Rebeca reported that ASC is working on repairing the gate equipment. They are in the process of ordering parts and will install in the near future. The Board agreed to delay the installation of the gate arms until a later date due to the cost.
- Five phone lines will be installed by Makios to replace the current system. This will also include updating the computer and camera systems.
- Two estimates have been received for the replacement of the pool heater. The Board decided to address the issue in the spring with the 2020 budget.
- A request to install a new sliding door at #198 was received. A motion was made to approve the installation and to allow the exterior color to be “fossil”. The motion was seconded and passed.
- The owner of Unit 103 addressed the board regarding the water heater closet by her unit. She stated she had understood it was for storage and now that she understands it is not for her personal use; she requested a reduction of the monthly fees. The Board explained that all water heater closets are the property of Camelot and that the fees were the same for every owner and could not be reduced for her. She excused herself from the meeting.
- November Board meeting has been rescheduled for November 19, 2019 rather than the last Tuesday of the month due to the Thanksgiving holiday.
- The annual meeting has been scheduled for December 10, 2019, sign in at 5:30 PM meeting to begin at 6 PM. If there is no quorum, a second meeting has been scheduled for December 12, 2019.

The meeting was adjourned to Executive Session at 7:17 PM.

During Executive session the board approved a payment plan for one owner and approved a settlement offer for another owner. A loan was approved for one maintenance man and a notice of hearing will be given for a dog owner that has violated the rules of the association.

Return to regular session at 9:05 PM and the meeting adjourned.

Respectively submitted,
Jay Dea Brownfield, Secretary