

**CAMELOT TOWNHOMES, INC.**

**Board of Directors Meeting**

**Wednesday, March 26, 2019 at 6 PM in the Party Room**

**In Attendance:**

Barbara Lewis, President

Bill Maynard, Vice-President

Jay Dea Brownfield, Secretary

Rick Gleichauf, Treasurer

Rhonda McCay, Board Member

Bob Niland, Board Member

Rebeca Padilla, On Site Manager

Karen Pharr representing Hiatt, Pharr & Assoc

Claudia Marrufo, Board Member (absent)

Barbara recognized Raquel Galindo #106. She is concerned about her deteriorating balcony – when is it being repaired? Also, concerned about why we are moving trash/recycle cans. Discussion/explanation. Also noted concern of a cactus leaning over the walkway-this will be removed

Barbara recognized Sandy Messer #193. She is concerned about her mother's balcony deteriorating. She brought pictures and wanted to know time table. Board assured her it would be repaired as soon as possible.

A quorum was established. Meeting was called to order by president, Barbara Lewis at 6:09 PM

The board meeting began with a motion to accept the Consent Agenda. The motion was seconded and passed.

**Cliff Hanger Committee – Julie Jordan**

Julie Jordan, Sandy Messer and Rhonda McCay are working with Jerry Fannon of Bio Remedies who has been unable to map the water lines but also found new gas lines. BioRemedies will begin the work on the sewer line in the next week. The committee is planning to meet the following week to update project.

### **Laundry Committee – Barbara Lewis**

Dryer repair at the round table laundry room is still pending due to parts on order.

### **Landscape – Bob Niland**

Bob reminded the board of Thursday morning walks to check out the complex. Meet at the office at 9:30.

The Landscape Project is complete.

We received report from Vern Autrey to trim ash trees. Stumps need to be removed and ground up (see proposal) It was moved, seconded and passed to accept proposal from Vern Autrey.

Question from Sylvia Garcia #187 regarding hole behind their unit and uncovered valves that need to be replaced. Board will check on it and have answers at next board meeting.

### **Gate Committee –**

Painted STOP sign on pavement at the EXIT gate.

The cameras will be painted black to blend in with gate. One camera has not yet been installed for the license plate capture, the camera records up to 45 days

The short in the circuit board was repaired

### **Design Committee – Rhonda McCay**

The purpose of the committee is to update the overall look of the complex because it is aged. A designer has been found and the committee will meet with the designer in April.

### **Resident Care –**

The committee chair is reviewing the surveys that have been returned by residents and report back to the board at a later date.

### **Financial Report – Rick Gleichauf**

Rick Gleichauf presented budget for update. It was moved and seconded to accept report ending 2/28/19. We received \$20,000 back from past due accounts.

### **Business –**

Rebecca reported that El Paso Disposal has moved all the dumpsters for a trial period. Currently, round table will have a 4 yard. A 6 yard dumpster will be put in the canyon area just for maintenance. One recycle dumpster will be added at the end of the canyon. After discussion the board agreed to look at putting in a larger recycling can and one at the cliffhanger/townhome area. Residents have requested that notices be sent stating what can be recycled and put a plaque on the recycle bins noting what can and cannot be recycled. The cliffhanger/townhome dumpster will also be move back to where it was before.

Façade project should be done in the next few weeks. A questioned arose as to why the facades were being done rather than deteriorating balconies. The board addressed this explaining this was a separate multi-year project to upkeep the community and any request for repairs of other areas can be made to the management office so work orders can be issued.

A request was made to remove the bench on N Stanton that is broken and turned over.

#### **Executive Session – 6:55 PM**

#### **Reconvene - 7:55 PM**

It was reported that the EPFD is having difficulty getting in through the main gate due to the location of the fire box. A motion was made to install a knox box at the lower gate for fire truck entry and notify Miguel Tejada to correct the issues with the firebox at the front gate and correct the jut out curbing at his expense. The motion was seconded and passed.

There will be a newsletter with camera, gate, trash cans, recycle information and pool rules sent out to every resident.

Jace Construction Services will go over roof repairs with the roof committee chairman and email later with information.

**Respectively submitted,**

**Jay Dea Brownfield**

**Secretary**