

Camelot Townhomes
Board of Directors Meeting Minutes
May 20, 2019, Party Room

Meeting called to order at 6 p.m.

Present: Barbara Lewis, President
Bill Maynard, Vice President
Bob Niland, Board Member
Claudia Marrufo, Board Member
Rhonda McCay, Board Member
Rick Gleichauf, Treasurer
Rebecca Padilla, Site Manager
Karen Pharr, Property Manager

Homeowners briefly heard regarding concerns. Julie Jordon # 191 reported dog filth behind neighbor's unit. Office to advise owner to clean up.

CONSENT AGENDA. Motion carried to approve (including April 30, 2019, meeting minutes).

REGULAR AGENDA

Cliff Hanger Committee

Julie Jordan & Sandy Messer introduced G&G Enterprises representative Juan Garcia. Garcia presented written \$250,600 (+) proposal (10-pages) to repair/support units 188-194. Proposal to be part of Board record. Garcia responded to Board questions. Garcia estimated to require 3 to 4 months to complete. Occupants' cooperation important to minimize delay, but contract may also have a liquidated damages clause regarding delay. Board to review proposal in more detail with engineer, Mr. Ponce, given its scope and cost.

Julie reported Bio-Remedies soon to start repairing 6" sewer lines. Owners of units (189-193) must be advised to park elsewhere to make room for heavy equipment. Association Office to forewarn owners so as to minimize delay.

Security Committee

Security Pros representative presented two proposals: (1) lighting and camera system for pool (\$2,012.37), (2) comprehensive electronic security/entrance system for laundry, pool, tennis, gate (not to include gate function) (\$8,577.73). Latter proposal will be updated and re-submitted. Motion was carried to consider both proposals via email once they are received.

Design Committee.

Proposal by Timbrook Interiors for design and renovation of office discussed. Motion was made and carried to purchase Timbrook's design (i.e., proposal) for \$1,500, said funds to come out of \$8,800 earlier transferred from the budget laundry account to office/party room renovation. Board will later and separately consider the design's suggestions.

Landscape Committee

Bob Niland reported. His written report included as part of permanent Board record. No Board action needed.

Resident Care Committee

Vona VanCleaf reported several residents are interested in the project and will soon meet to consider more details.

Pool Committee

Claudia Marrufo reported. There have been issues over the water temperature being too cold. Office will adjust the temperature up. Issues over temperature, too cold or too hot, to be expected to some extent.

Governing Documents

Rhonda McCay presented a complete, up-to-date of Camelot By-Laws, which will be posted on website and made available to owners.

Treasurer Report

Rick Gleichauf reported that revenue and expenditures appear to be in line with budget projections. Motion passed to accept the report.

BUSINESS.

Entry improvements.

Barbara Lewis reported that GM Services will work on improvements to the gate and entrance: (1) repair a gate motor, (2) install a siren-activated device so emergency vehicles will be able to quickly pass through the gate, (3) install a low-tech Knox Box (already approved) for emergency vehicles to enter on the lower gate as a back-up, (4) re-align the curb at the owner entry lane so large fire truck can enter.

Owner concerns/requests.

It was noted that A/C systems on units 33 and 34 have been repaired.

Motion carried to allow resident of #16 to use the party room to tutor Spanish once a week.

Adjourned to executive session at 7:36 p.m. to review any delinquent owner accounts and any other matters of a legal or confidential nature.

During executive session approval was given to add owners past due 60 days or more onto the no drive list. The board agreed to meet with the cliff hanger project engineer the following week as his schedule allows; the cliff hanger committee chair will be asked to schedule this meeting.

Regular session reconvened at 8:51 p.m. and adjourned.