

**CAMELOT TOWNHOMES, INC.**

**Board of Directors Meeting**

**Tuesday, July 30, 2019 at 6 PM in the Party Room**

**In Attendance:**

Barbara Lewis, President (absent)

Bill Maynard, Vice-President

Jay Dea Brownfield, Secretary

Rick Gleichauf, Treasurer

Rhonda McCay, board member (late arrival)

Claudia Marrufo, Board Member

Bob Niland, Board Member

Rebeca Padilla, On Site Manager

Karen Pharr, Pires International

Stephanie Vilchis-Konze, Pires International

A quorum was established. Meeting was called to order by vice president, Bill Maynard at 6:04 PM

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

**Cliff Hanger Committee – Rebeca Padilla**

Rebeca reports that BioRemedies is lining the 6-inch pipe in the Cliff Hanger area and have been delayed due to rain.

**Landscape – Bob Niland**

Weekly walk about on Thursday mornings. All are welcome. The plants and trees are being pruned as needed. Lightening knocked out the sprinkler system controller. Bob replaced it (\$600) and Jr. installed. It was moved, seconded and passed that we reimburse Bob for the sprinkler controller that he purchased for \$600.00.

**Resident Concerns** - A few residents arrived late and asked to be heard by the board. The board agreed and addressed the concerns before returning to the regular agenda.

- A. Lulu Molinar (Unit 127) Had a concern regarding how the shrubs in front of her unit were trimmed back causing her some loss of privacy, she expressed concern that the maintenance staff did not know the proper way to prune. Bob Niland, as landscape chair, explained the men were given directive of how to trim the shrubs by the arborist.
- B. Lulu Molinar (Unit 127) reported that when she used the party room it was not clean, including the bathroom that appeared to have feces around the toilet. Management stated the room was cleaned before the party but would discuss the issue with the maintenance crew to ensure the room is clean in the future.
- C. Lulu Molinar (Unit 127) complained that the park area has fleas and she is unable to take her dog to the park to play because of this. The board agreed they would follow up with the exterminator to treat the area for fleas on a regular basis.
- D. Mr. Ceja complained (Unit 81) about his neighbors (Unit 82). The issue has become a concern due to the escalation of occurrences of the disrespectful behavior. Management reported the owner in #82 had been warned previously and explained to the resident in #81 what parameters the board has regarding rule violations.
- E. Residents along with their mother and stepfather (Unit #139) expressed concern over the high cost of repairs to the pool and the filter that they were billed back for due to the broken glass damage and entry to the pool when it was closed was verified documented by the association cameras. They requested to see the filter and further verification of the expense. It was agreed an appointment could be made to view the pool equipment and the owners were reminded that the violation are also subject to a fine and at this time only the costs incurred to repair the pool and equipment have been assessed to them.

**Design Committee – Bob Niland**

Bob Niland reported for Rhonda. The committee will submit the design proposal for approval by the board once they have completed refining it.

**Resident Care – Vona VanCleaf**

Vona reported she is checking on ways of communication among the residents that want to be checked on by either the phone system or other means. The board asked her to hold off on setting up the automatic phone calls until the office phone system is updated.

**Pool – Claudia Marrufo**

Residents still report that the pool needs to be warmer. Management verified the temperature is set at 82-84 degrees.

**Financial Report – Rick Gleichauf**

Rick Gleichauf presented the financial report for update. It was moved, seconded and passed to accept report ending 6/30/19.

**Business –**

1. GATES
  - a. Pedestrian gate is pending repair
  - b. The entrance gate has been adjusted to stay open longer to allow the fire department more time to get through. The gate technician is looking into other alternatives to alleviate this problem.
  - c. Gate phone is working
2. Request for fence for Unit 45. It was moved, seconded and passed to approved installation of fence with the requirement that it match, in height and design, the fence already installed at the unit next door.
3. Unit 86 requested a change of parking space to allow for his large truck. The board agreed to offer him one of the following options:
  - a. Rent a covered space in the area behind the office at a cost of \$25 a month
  - b. Exchange parking space with an owner, to be done between owners and not through the management office

**Executive Session – 7:38 PM** to review any delinquent owner accounts and any other matters of a legal or confidential nature.

**Reconvened at 8:35 p.m.**

A motion was made during executive session to hold a hearing with a past due resident and with the resident of #82. The hearing will be held on Thursday, August 15, 2019 at 5:30 p.m. A motion was also made in executive session to have the attorney send a demand letter of foreclosure to one past due owner. A motion was made in executive session to allow an owner a payment plan to pay off damage charges.

**With no other business to discuss, the meeting adjourned at - 8:35 PM**

**Respectively submitted,**

**Jay Dea Brownfield**

**Secretary**

