

Camelot Townhomes
Minutes for Board Meeting
August 27, 2019

In Attendance:

Barbara Lewis, President
Rick Gleichauf, Treasurer
Bob Niland, Board Member
Claudia Marrufo, Board Member
Rebeca Padilla, Site Manager
Karen Pharr, Property Manager
Stephanie Vilchis-Konze, Assistant Property Manager

Not Present:

Bill Maynard, Vice President
Jay Dea Brownfield, Secretary
Rhonda McCay, Board Member

Having no quorum present at 6:00 p.m., and no residents asking to address the Board, Barbara recognized Jerry Fannon of Bio Remedies who updated the attendees on the progress at the Cliffhangers. The following are the main points:

- They are still repairing collapsed lines
- The 6" line has been descaled, and many holes have been detected
- They are in the process of running the liner from units 195-200.
- There will possibly be some down time when drilling between units 190-192. (approx. 15 hours)
- Project expected to be completed by November 1.

Having reached a quorum, the meeting was called to order at 6:41 p.m.
A motion was made and approved to accept the consent agenda.

Landscape Committee:

Bob Niland reported the following:

- A new irrigation controller was installed. The remote feature is not working properly, but maintenance is working to correct the problem.
- The committee checked on the pruning complaint by a resident and found that the pruning was done correctly.
- We have lost some vegetation due to the intense summer heat.

- A list of needed replacement plants is being compiled. Maintenance will install them when purchased.
- Concrete repair will begin soon.

Design Committee:

Bob Niland reported that the design committee is still working on a plan and will have something to present to the Board at the next meeting.

Resident Care Committee:

Vona VanCleaf reported that she will be going to the Civic Center this weekend to the *Conference on Aging* to seek information on possible ways to help our residents. She will report back at the next Board meeting.

Pool Committee:

Claudia Marrufo reported that she has checked the pool regularly and has found no problems, nor has she had any more complaints about the temperature of the water.

Financial Report:

Rick Gleichauf gave an overview of our financial status. He reports we are in good shape with our budget spending to date. A motion was made and passed to accept the financial report as presented.

Business:

Gate Maintenance Agreements:

Rebeca Padilla presented proposals received from Advanced Security Contractors, Inc. (ASC), PyroCom Systems, Inc., and GM Services, LLC for maintenance of the gate. The Board reviewed and discussed all proposals and voted to approve the one from ASC for \$1,861.00. Rebeca will contact the company and ask for a detailed contract to be submitted.

Telephone/Computer & Internet Services:

We received two proposals for telephone, computer and internet service - one from Makios Technology and one from Spectrum Technologies. Both proposals included new phone system, computer update and integration of systems and

gate interface. After reviewing and discussing both options, the Board voted to accept the proposal from Makios Technology in the amount of \$4,066.69. Karen will contact the company for contract and installation arrangements before work can begin.

Owner Requests and Concerns:

The owner of unit 43 has requested approval from the Board to install new windows in his unit. He submitted a proposal from Window World detailing the work to do done. The Board approved his request.

The same owner also requested permission to purchase plants for the back of his unit to fill in bare areas on his patio. He is willing to purchase the plants and pay for installation. However, he requested that we install a drip system for irrigation. The Board approved his request with the stipulation that the landscape committee approve the choice of plants. He will meet with the landscape committee this week to view the area.

The owner of unit 171 has requested the use of the party room every Friday from 12:00 p.m. – 3:00 p.m. to hold art classes for approx. 5-6 people. The Board approved her request with the stipulation that if a resident wanted to rent the room for an activity, she would need to forfeit the room for that day. She will be given a 72 – hour notice.

Having no other business, the meeting was adjourned at 8:00 p.m. to go into Executive Session.

Respectfully Submitted,
Barbara Lewis