

Camelot Townhomes
Minutes for Board Meeting
February 25, 2020

In Attendance:

Barbara Lewis, President
Bill Maynard, Vice President
Rick Gleichauf, Treasurer
Jay Dea Brownfield, Secretary
Bob Niland, Board Member
Daniel Silva, Board Member
Claudia Marrufo, Board Member
Rebeca Padilla, Site Manager
Karen Pharr, Property Manager, absent
Stephanie Vilchis, Assistant Property Manager

Homeowners Recognized:

Unit # 140. He thanked us for the information regarding what was decided in the hearing and stated that he was still concerned with his neighbors' activity. He asked if he was supposed to confront the tenants if they were violating the rules. It was stated that all residents should be vigilant about tenants/homeowners following the rules.

Unit #107/108. They presented ideas for fundraising to help with the financial stress on the community. They suggested: charge people to make copies in the office; allow for Fed/Ex, UPS, and USPS to drop off and pick up in the office (for a fee); allow advertising on the board outside the office; make the office like an office supplies café (with notary service). They also recommended that a flyer be sent to residents with information on water and gas conservation.

There was a motion made and passed to accept the Consent Agenda.

REGULAR AGENDA

Landscape Committee – Bob Niland

The plants are dormant and maintenance will start pruning as the weather warms up.

Resident Care Committee – Vona VanCleaf

The committee will proceed with plans for reaching out the members once the phone system is updated.

Design Committee – Bob Niland

Plans are being considered for remodeling the party room with new windows and blinds.

Treasurer's Report – Rick Gleichauf

The month ended with \$226,727 cash and \$394,213 in reserves. A motion was made and passed to accept the report.

Business

- A. Office copier- We are under contract with Spectrum Technologies until 2021. Spectrum presented a cost to replace the existing copier, with one that is smaller and prints in color, of \$173.55/mo. The Board agreed to continue with the current copier until the contract expires.
- B. Door access – ASC presented a quote of \$18,635 to upgrade the laundry and pool access system. No action taken. A motion was made and passed to purchase a timer for the community exit gate at a cost of \$1,697.00.
- C. Cliffhanger update – Management has contacted Jordan Construction, G & G Construction and Carrizal Construction to request bids be submitted in phases. As of the date of the meeting, Jordan has submitted a revised bid. G & G and Carrizal are still pending. The board will contact Jordan to schedule a review meeting of the updated quote.
- D. Handbook – no report
- E. Violations/Owner Concerns -A complaint was submitted regarding Units #9 and #47 being used for Transient/Hotel Rentals (on Airbnb). A motion was made, seconded and passed to notify the owners of these units that this is a violation of the Covenants.

Meeting was adjourned to Executive session at 7:18 PM to review delinquent owner accounts and any other matters of a legal or confidential nature.

The regular meeting reconvened at 7:58 p.m.

The board reviewed a request for a washer/dryer installation from a realtor that has a potential buyer. Management was asked to notify the existing owner to submit the washer/dryer request in writing with the proper forms for the board to review.

Having no other business, the meeting was adjourned at 8:00 PM

Respectively submitted,
Jay Dea Brownfield