

Camelot Townhomes Association
Board of Directors Meeting
Tuesday, April 28, 2020 6:00 PM
ZOOM Meeting

Members Present: Barbara Lewis, President; Bill Maynard, Vice-President; Jay Dea Brownfield, Secretary; Rick Gleichauf, Treasurer; Bob Niland, Daniel Frenan. Also in attendance Karen Pharr, Stefanie Vilchis-Konze and Rebeca Padilla.

1. A quorum was established and the meeting was called to order at 6:17 PM.
2. Recognize Homeowner
Ms. Julie Vandergriff expressed concern for the tenant above her rental unit in 102. The tenant has two dogs and two cats. Rebeca will send a letter to the tenant to request a doctor's letter for second dog.
3. **CONSENT AGENDA** was approved.

The Board accepted Claudia Marrufo's resignation and Andi Agen was appointed to fill her term. (See 4A in Agenda)

REGULAR AGENDA

1. Landscape Committee- Bob Niland
 - The Thursday walks on are hold due to Covid 19 concerns.
 - We need to go to Sierra Vista to buy plants to replace dead ones but we will wait to buy trees in the fall.
 - Vern Autrey gave a report to Bob Niland on the trees in the complex and said they look good. She did pest treatment . The trees need pruning in some areas and work orders have been submitted by Rebeca.
2. Design Committee – Bob Niland
 - Carpet samples are coming so we can decide on carpet for Rebeca's office.
 - We will schedule purchase and installation of the new windows and coverings for the Party Room.
3. Treasurer's Report – Rick Gleichauf
 - The Treasurer's Report was reviewed and accepted by the Board. It will be posted on the Camelot website tomorrow.
4. Business
This action was taken previously in the meeting.
 - A. Covid 19 Update
 - The maintenance crew will be working on a staggered schedule.
 - Rebeca will work from home two days a week and work in the office two days a week.

- Notices of schedule changes will go to residents to update changes of schedules.
- B. IT/Phone/Network
- C. Macios will be here on May 6th to work on switch over of phone/gate/cameras. The turn over date is scheduled for May 16. The gate may be left open at times for work on the witch over.
- D. Cliffhanger Update
- Julie Vandergriff asked if the board received her email response to the Board.
Yes
 - We are still waiting for additional bids for the Cliffhanger project.
- E. Violations/Owner concerns
- Unit 102 is violating the pet clause with two dogs and two cats. She also makes a lot of noise and waters her plants so the water drips over to lower patio.
The Board approved sending her a notice to set up a hearing for the violations in two weeks. Owner of downstairs unit will attend.
 - Improper activity has stopped.
5. Unfinished business
- Unit owner 109/110 would like to replace wooden door with a metal door. It would look exactly the same.

Adjourn to Executive Session at 7:10 pm.