

CAMELOT TOWNHOMES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING (ZOOM)
May 26, 2020

Members Present: Barbara Lewis, President; Bill Maynard, Vice-President; Jay Dea Brownfield, Secretary; Rick Gleichauf, Treasurer; Bob Niland and Andi Agan. Daniel Silva was absent. Also, in attendance Karen Pharr, Stefanie Vilchis from Cushman & Wakefield | PIREs and on-site manager Rebeca Padilla.

1. Recognize Homeowners:
The owner of #101 addressed the board regarding the outcome of the hearing with the owner of #102. She reported she was pleased with the progress made regarding the problems with the tenant at #102. She expressed continued concern with the number of animals allowed. The owner also reported that there is an oversized, off road vehicle parked in front of unit 202.
2. A quorum was established, and the meeting was called to order at 6:13 PM.
3. **CONSENT AGENDA** approved.

REGULAR AGENDA

1. Landscape Committee – Bob Niland
Thursday morning walks have resumed. A list of plants for replacement is being put together. Barbara Lewis has been working with the maintenance crew to prune the junipers.
2. Design Committee - Bob Niland
 - Rugs for the office are being researched for purchase.
 - The lighting for the second office has been ordered and will be installed by the maintenance staff along with new vents.
3. Treasurer's Report – Rick Gleichauf
The Treasurer's Report (4/30/2020) was reviewed and accepted by the Board. The month ended with \$278,250.34 in operating cash and \$399,595.00 in reserve funds. The pending expenses for the final payments to Bio Remedies were discussed and noted these will reflect in the May reports.
Business
 - A. Covid-19 Update
 - The pool is open at 25% capacity and if it goes to 50% we will update the community. There is no furniture or bathroom available at the pool.
 - The Board agreed to put together a recognition for First Responders that live in the Camelot community.
 - B. IT/Phone System Update
 - The new phone system is installed, and the card reader system for the pool and laundry rooms is working. The keys for the tennis courts were discussed because the magnetic key can no longer be made. The Board discussed the original plan to eventually switch the gate locks to the same system that controls the pool and laundry rooms. The expense and system requirements were discussed, and a motion was made to remove the locking mechanism to one gate to allow for access without a key and keep the other gates locked. The motion was seconded and passed.

C. Cliff Hanger Update

- Proposals for repairs and engineer reports are being reviewed.

D. Roofs

Quotes are being obtained to ensure the best price and contractor.

Management is notifying any quoting roofing companies that any roof repair or replacement must be compatible with the current roof materials.

E. Violations/Concerns

A resident has asked that pet owners use disinfectant spray to clean up after their pets in the common areas. The Board determined that this would not be enforceable but would remind residents to clean up after their pets and use common courtesy.

Unfinished business

The pending items required by the owner of #102 regarding the emotional pets was discussed. A motion was made to give the owner 5 days to provide the required information or a fine of \$100.00 will be assessed. The motion was seconded, and the vote was 5 in favor, with one Board member being off the call and unable to vote. The motion passed.

The regular meeting adjourned to Executive Session at 7:34 pm. The regular Board Meeting resumed at 8:59 p.m.

During executive session, the Board agreed to allow one owner to pay the fees later, due to issues with COVID-19 and his inability to cross over from Mexico at this time.

There being no further business, it was moved and passed to adjourn at 9:00 PM.

Respectfully submitted,
Jay Dea Brownfield
Secretary