

CAMELOT TOWNHOMES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING (ZOOM)
July 28, 2020

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

1. A quorum was established, and the meeting was called to order at 6:15 PM.
2. Recognize Homeowners
#36- Mr. Maese attended to request permission to keep the washing machine on his patio that he is trying to sell. He stated he had difficulty moving it due to his medical condition. He also expressed concern about the dumpsters being filled with construction debris and not keeping the dumpsters closed. He reported he has seen people come through the gates when they are open that he does not recognize as being Camelot residents and suggested everyone should keep watch to avoid theft. The board agreed to allow him to keep the washing machine on his balcony until it is sold, if he keeps it covered. **#67-Julie De Francisco** requested an update on the turf that is on the landing and stairwell by her unit. Management reported that maintenance has a work order to remove the turf due to it being a hazard.
3. **CONSENT AGENDA** was approved.

REGULAR AGENDA

1. **Landscape Committee** – Bob Niland
Thursday morning walks have resumed. Andi Agan and Barbara Lewis continue to work on the juniper pruning project. Bob reported that any needed trees and plants will be replaced in the fall. Management is looking into contractors to do rock wall repairs throughout the community.
2. **Design Committee** - Bob Niland
 - The new windows for the party room have been installed. Window coverings have been ordered. Some molding needs repainting.
 - The lights for the second office have been installed.
 - The designer and Bob Niland walked the property to check signs, lights, and the need for new bulbs. A plan will be established this year to start refurbishing areas.
3. **Treasurer's Report** – Rick Gleichauf
The Treasurer's Report as of June 30, 2020 was reviewed. The month of June ended with \$349,523.73 in the operating account and \$407,771.00 in the reserve accounts. Review of unusual expenses and capital projects was given. A motion was made to accept the report, seconded, and passed.
Business
 - A. Covid-19 Update
 - The pool is open at 25% capacity and if it goes to 50% we will update it. There is no furniture or bathroom available at the pool.
 - B. Cliff Hanger Update – Barbara Lewis reported that after reviewing the area again with contractors and engineers a request for submission of quotes to correct the drainage issues

at the back of the cliff hangers, the storm drain inlet at the front beyond unit #188 and the potential water penetration areas at the front sidewalks were received by ARGO, J. Carrizal Contractors and UT Contracting, it has been narrowed down to UT Contracting as the best bid. Updates were requested from UT that have been received but not yet reviewed. A motion was made to conduct an e-mail vote once the board has time to review the updated bid. The motion was seconded and passed.

C. Roofs

Two quotes have been received for the roof replacement project from JACE Contracting and Bulldog Roofing. The board reviewed the comparison of bids provided and asked management to go back to JACE to see if they would work on their pricing to bring it in line with budget or lower.

Pending Projects

1. Balconies – Work is scheduled to begin again in the fall once the landscaping needs lessen.
2. Masonry – Management is looking into bids for a contractor to do the rock wall work. Several brick paver and brick garden walls need repair. The area by the laundry at Round Table was discussed and agreed this area needs to be repaired immediately.
3. Valves- A quote was received from UT Plumbing to replace the cut off valves at Round Table for \$15,980. A motion was made, seconded, and passed to proceed with the valve repair.

D. Violations and Owner Concerns

#68 submitted a request to remove the turf and repair the steps at the stairwell to the units. Management noted that the “improvement” on these steps and landing were done by the owner and not the association, therefore, should be the responsibility of the owner. The board agreed that due to the hazardous condition of the turf, the association would remove it and look at options to clean up the steps and landings once removed.

A notation was made that residents are not picking up after their pets. A suggestion was made to remove the allowance of pets in the community.

Unfinished Business – There is none.

There being no further business, it was moved and passed to adjourn to Executive Session at 7:32 pm. During executive session, the board approved granting a loan to one of the maintenance men to assist with personal expenses with a payback period of 10 months. The board reviewed the legal filings on one unit that is severely in arrears and voted to continue to move forward with foreclosure proceedings.

The regular meeting resumed and with no other business to discuss, adjourned at 8:12 PM.

Respectfully submitted,
Jay Dea Brownfield
Secretary