

Camelot Townhomes Association

October 27, 2020

Board Meeting (via ZOOM)

Board in Attendance:

Barbara Lewis, President
Bill Maynard, Vice President
Jay Dea Brownfield, Secretary
Rick Gleichauf, Treasurer

Andi Agan
Bob Niland
Daniel Silva

Management in Attendance

Rebeca Padilla, Site Manager
Karen Pharr, Property Manager
Stephanie Vilchis, Property Manager

Residents in Attendance:

Julie De Francisco #67
Vona Van Cleef #200
Ruth Morris #88

Cori Leach #79
Amy Williams #107-108

Homeowners Concerns:

The owner of #88 expressed a concern about the condition of the pipes on the property and asked that the Board consider including funds in the 2021 budget to begin the replacement of the pipes and concentrate on the infrastructure rather than on the cosmetic beautification.

The meeting was called to order by Barbara Lewis, president at 6:09 p.m.

The Consent Agenda was approved.

Regular Agenda:

Landscape Committee: Bob Niland

- Weekly walks continue on Thursday mornings
- Vern Autry, tree arborist, walked the property to identify areas of concern and make a list of trees to be replaced. He will resource the large trees, and will also be doing deep root feeding in the Fall.
- Replacement plants will be purchased from Sierra Vista Growers to be planted by our maintenance staff in the near future.

Design Committee: Bob Niland

- Plans for the fireplace and furniture in the party room are being worked on.
- The committee was asked to put the replacement of the party room door that faces the pool as priority due to the poor condition.

Treasurer's Report: Rick Gleichauf

Rick briefly went over the 2021 budget for the benefit of the homeowners who were present and had not attended the first budget meeting in October. He reminded homeowners that our next budget meeting is on November 8th and encouraged attendance.

Business:

Tennis Court Lighting: There was discussion regarding the four bids obtained for the new lighting of the tennis courts. After reviewing the information, a motion was made to accept the quote from Soledion, LLC to do Option 1, in the pre-rebate cost of \$11,293.07 and after rebate cost of \$6,293.07. (final amount contingent on the rebate from the electric company.) The motion was seconded and passed. The motion was clarified that the job will be awarded as long as Soledion can complete the project by November 30, 2020 to meet the rebate requirements.

Cliffhangers Update: The Board voted to hire an engineer from CSA to review the inlet drain at the end of the cul-de-sac to review the proposed changes to this area to better direct water to the inlet and not over the sidewalk. UT Company has been contracted to replace approximately 100 feet of storm drain in front of the cliffhanger area (#188-#194).

Trash Collection: There was discussion regarding the overflow of trash in the dumpster at the Round Table area. It was agreed to ask El Paso Disposal to switch out the container by the one bedrooms with the one at Round Table to allow for a 6 cubic yard container at Round Table and a 4 cubic yard container at the one bedrooms to see if this helps the overflow issue.

Gate Issues: A moving company for a new resident hit the visitor's arm of the gate and has damaged it. Management has been in contact with the unit owners to notify them of their responsibility to pay for the repair. ASC has been contacted to do the repairs.

Violations/Owner Concerns:

The resident of unit 47 submitted a request to install a washer/dryer in the unit and has submitted all the necessary paperwork. The dryer will be ventless. A motion was made and seconded to approve the request. The motion passed.

Land Below Camelot:

Concerns were raised regarding the land being developed on Stanton below Camelot. Management reported they have been in touch with the engineer working with that developer and with the City. CSA Engineering has also been asked to look at the plans to determine if there is an impact to Camelot.

The meeting was adjourned to Executive Session at 7:21 p.m. During Executive Session, the board reviewed delinquent owner accounts and reviewed an update on one unit in foreclosure. CSA Engineering was contracted to review the cliff hanger project. The maintenance crew Thanksgiving gift cards were approved.

The Regular Board meeting reconvened at 7:56 p.m. and with no other business to discuss, the meeting was adjourned.

Respectfully Submitted,

Barbara Lewis for
Jay Dea Brownfield