

Camelot Townhomes Association

November 24, 2020

Board Meeting (via ZOOM)

Board in Attendance:

Barbara Lewis, President, Bill Maynard, Vice President, Rick Gleichauf, Treasurer, Jay Dea Brownfield, Secretary, Andi Agan, Bob Niland, and Daniel Silva.

Also in attendance were Rebeca Padilla, Site Manager, Sharon Acevedo (new Site Manager) Karen Pharr, Property Manager and Stephanie Vilchis-Konze, Property Manager.

Residents in Attendance:

Julie De Francisco #67	Carlos Hernandez #43
Vona Van Cleef #200	Alan Segal #140
Ruth Morris #88	Adela Lopez #12
Sofia Reta #139	Victor Reta #139
Amy Williams #107-108	

Homeowners Concerns:

Mr. Segal (#43) expressed concern regarding the owners below (Unit #139) not taking care of the dog droppings, towels and debris in the yard, and the dog not being kept on a leash. Management sent a letter to the owner of #139 to notify them of the complaint. Sofia Reta and Victor Reta (Unit #139) responded by stating they are taking care of the dog and cleaning up, a visual tour of the area was given. The dog is kept on a leash that does allow it to go beyond the patio. The residents in #139 feel they are keeping the patio clean and asked the owner of #140 to reach out to them directly with any concerns.

The meeting was called to order at 6:16 p.m.

The Consent Agenda was approved.

Regular Agenda:

Treasurer's Report: Rick Gleichauf

The 2021 budget thus far was briefly reviewed for the benefit of the homeowners who had not attended the first or second budget meeting. The next and final budget meeting will be held on December 8th and attendance was encouraged. The year-to-date report was also given as of October 31, 2020. There was a motion that was seconded and passed to accept the financial report as presented.

Business:

Cliffhangers Update: The attorneys, engineers along with the Board President, management and, the owner representative of #194 and #193. The engineers will present a report with recommendations to the attorneys. This is expected the first week of December.

Stanton Street Project: Management met with CSA to review the property that looks out over the Stanton Street project. CSA will present a follow up report to the board for review. It was noted that the construction has stopped for now.

Office copier/printer: The copier contract with Spectrum is set to auto-renew in March 2021 unless a termination notice is given. The board reviewed costs of purchasing a copier to replace the copier currently being leased through Spectrum. A motion was made, seconded and passed to terminate the Spectrum contract and purchase a new printer/copier for the office. The board will decide on the new copier make and model at a later meeting.

On Site Manager:

Sharon Acevedo has been hired as the new On-Site Manager to replace Rebeca Padilla. Sharon's start date was November 23rd and she is being trained by Rebeca. Rebeca's last day will be December 11th.

Annual Meeting:

The Annual Meeting is scheduled for December 15th. An official notice will be sent to all homeowners. The meeting will be held on Zoom with the Board Secretary attending in person in the party room along with any other board members and those homeowners that would need to attend in person due to inability to meet the technology requirements to log in or call into the ZOOM meeting. Social distancing practices will be followed. Members were asked to send in their Proxy before the meeting to ensure a quorum is met. A second called meeting will be held on December 17th if a quorum is not met at the first called meeting. The Association attorney has drafted the wording for the Ballot and Proxy for this meeting.

Recycling Program:

It was noted that the city recycling program has been suspended indefinitely. Management will inquire with EP Disposal, the hauler for the Association, to see if this will affect the recycling program at the community.

Other Business:

The Board will hold a Special Meeting on December 8th immediately following the final Budget meeting to adopt the Budget and special additional assessment.

The Board adjourned to Executive Session at 6:51 p.m. to review delinquent owner accounts and any other business of a legal or confidential nature.

During Executive Session the Board approved waiving a late fee for one unit due to an issue with the on-line system and approved the waiver for another unit due to a banking issue with the escrow office. The board received an update on the foreclosure status of one unit.

The board approved the Christmas bonuses for the on-site staff.

The regular meeting reconvened at 7:39 p.m. and with no other business to discuss the meeting was adjourned at 7:40 p.m.

Respectfully Submitted,
Jay Dea Brownfield