

**Camelot Townhomes Association**

**January 26, 2021**

**Board Meeting (via ZOOM)**

**Board in Attendance:**

Barbara Lewis, President

Bob Niland

Bill Maynard, Vice President

Andi Agan

Jay Dea Brownfield, Secretary

Daniel Silva (absent)

Rick Gleichauf, Treasurer

**Management in Attendance**

Karen Pharr, Cushman & Wakefield

Stephanie Vilchis, Cushman & Wakefield

Sharon Acevedo, On-site Manager

**Residents in Attendance:**

Julie De Francisco #67

Ricardo Tejada #119

Ruth Morris #88 Adela Lopez #12

Rogelio Tejada #119

Andrew Vilmanis #116

Carlos Hickerson #43

1. A quorum was established and the meeting was called to order at 6:02 pm.

2. Election of Officers

It was moved and seconded to elect the 2020 officers to serve in the same positions in 2021. The motion was passed unanimously. The 2021 officers are: Barbara Lewis, President; Bill Maynard, Vice President; Jay Dea Brownfield, Secretary; and Rick Gleichauf, Treasurer. Board members, Andi Agan, Daniel Silva, Bob Niland.

**Homeowners Concerns:**

The Homeowner in unit 88 questioned the status of the construction below Camelot on N Stanton. It was reported that construction has been terminated by the owner of those lots. No other information was currently available.

**The Consent Agenda was approved.**

**Regular Agenda:**

**Treasurer's Report:** Rick Gleichauf

Rick reported on the cash position as of December 31, 2020. There was a positive impact of \$10,955.06 to the year-end budget after all actual income and expenses were recorded. The rebate from El Paso Electric for the tennis court lighting program is pending. There was a motion that was seconded and passed to accept the report as presented.

**Business:**

**A. Cliffhangers Update:** Nothing new to report at this time regarding #188-#194.

**B. Pending Projects:**

1. **Rock Walls:** There will be a walk to determine which walls need most repair and bids will be submitted for approval before work is scheduled.

2. **Sewer Lines:** Camera work was done on the water line that runs in the middle of the street

across from #183 to identify a possible leak. A leak was found and UT Contracting submitted a quote of \$9,526 to repair to the water line that included removal and replacement of 12 to 15 feet of asphalt. A motion was made, seconded and passed to accept the bid from UT Contracting.

**3. Gate and Laundry Antennas** – Management met with Makios to look at the antenna issues at the gate and the laundry room. Makios submitted a quote to move the antenna located at the gate to a more stable location, this was approved and the work is scheduled for this week. Once done the on-site crew will work to position the antennas to get a more stable signal and eliminate the issues with the guest gate. The laundry room antenna will be looked at by the on-site crew to re-position and stabilize on the roof.

#### **C. Violations/Owner Concerns:**

1. **Gate Request:** Unit #23 submitted a request to be allowed to install a wrought iron garden gate at the back of the property. There was a motion, seconded and passed to allow the install at the owner's expense.

##### **2. Washer/Dryer Requests:**

A. Unit #43 has a contract on the unit and the owner would like to get Board approval in advance of options of what dryer vent options would be allowed so that he can inform the buyers. The board stated that final approval would have to be done once a new owner submits a request with the proper washer/dryer request forms. The owner of #43 submitted drawings of proposed vent options 1) venting to the back patio if not seen from the street. 2) A front vent under the overhang. A motion was made and seconded that either option would be approved if plans are submitted by the new owner as described and all other requirements are met.

B. Unit #41 submitted a request to properly vent the dryer that was installed by a prior owner. The request is to vent the dryer through the ceiling and out the front under the eaves as is done at unit #67. It was moved, seconded, and passed to allow the venting as described.

C. Unit #46 submitted a request to install a washer/dryer. Not all required information has been received and no action was taken. Management will present the request again once everything has been submitted properly.

3. **Patio Request:** Unit #41 submitted a request to add a fence on each side and a gate at the back area and pour concrete. The board tabled the review of this request and asked that the owner be contacted to clarify information and ask if pavers would be considered rather than concrete. The plants and irrigation system in that area would also need to be considered and verified that what is planned would not damage or require movement of the plants or irrigation system. Rick agreed to reach out to the owner to get clarification.

**D. Printer/Copier:** The lease on the office printer/copier is coming up as of March 2021. Quotes to purchase a printer were reviewed and a motion was made to purchase the HP All - in One Laser printer at a cost of \$598. The motion was seconded and passed.

**E. Common Area Room:** Discussion took place of what could be done with the room next to the main Laundry that is not being utilized at this time. A proposal was submitted to make this a bicycle storage room with bicycle racks for the residents to use. The board agreed to research this further and Barbara volunteered to put together a proposal for review.

**F. N Stanton Construction:** The board discussed the N Stanton construction project that has been halted by the owner of those lots. There is concern that the work that was done at that area has undermined part of the Camelot Townhomes property. The board agreed to review the proposal that was submitted by CSA Design to investigate possible issues. The board will discuss again at the February board meeting.

The regular meeting adjourned to executive session at 7:10 p.m. to review any delinquent owner accounts and any other matters of a legal or confidential nature.

During executive session the board held a hearing regarding noise and grill violation complaints between neighbors. The owner who had the complaint lodged against them was in attendance and the owner who made the complaint submitted a letter stating that things had improved. The owner notified the board of steps taken to address the issues brought forward and a motion was made and passed to accept that remedies have been put in place and no further action is needed and no fine will be assessed.

One unit was granted a waiver of late fee. A new attorney was approved to process the foreclosure of one unit.

Raises for the maintenance crew were approved.

The covered parking fee rental contract was discussed and agreed to amend the rate for advance payment to be \$250.00 if a space is leased and paid a year in advance. If the fee is paid monthly the rental fee will remain \$25.00/month.

The Regular meeting reconvened at 8:07 p.m. and with no other business to discuss, the meeting adjourned at 8:08 pm

Respectfully submitted,

Jay Dea Brownfield, Secretary