

Camelot Townhomes Association

February 23, 2021

Board Meeting (via ZOOM)

Board in Attendance:

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

Management in Attendance:

Karen Pharr, Property Manager
Stephanie Vilchis-Konze, Property Manager
Sharon Acevado, On-site Manager

Residents in Attendance:

Monica Monserat #103	Alex Felhaber #203
Andrew Vilmanis #116	Monica Felhaber #203
Vona VanCleaf #200	Carlos Hickerson #43
Amy Williams #107-108	
Viviane Muela #48	

A quorum was established and the meeting was called to order at 6:03 pm.

Homeowners Concerns: None at this time.

The Consent Agenda was approved.

Regular Agenda:

Treasurer's Report: Rick Gleichauf

Rick presented the report as of January 31, 2021. Cash on hand was \$588,025.37. The budget will be amended to reflect the special assessment line item on the 3 installments month due rather than monthly over the year. The report showed an overall favorable variance in 2020 of approximately \$4,000.00 to budget. The expenses are running under budget for the first month of 2021. There was a motion that was seconded and passed to accept the report as presented.

Business:

A. Cliffhangers Update:

No report at this time.

B. North Stanton Project

The CSA Engineering Report and quote was reviewed. The board agreed to reach out to code compliance at the City before moving forward with an engineer. Bill Maynard agreed to follow up

with this and report back to the board. A suggestion was made to file a civil complaint as well.

A. Pending Projects:

1. **Rock Walls:** Quotes were received from Tony Avila Rock Wall Repair after a walk of the community highlighted the priority walls. The quote for those was \$9,630.00. The full quote to do all the walls noted as needing repair was \$20,730. A second quote will be obtained before the board takes action.
2. **Patio/Balcony Repair:** A quote from Bulldog Construction has been received to outsource the Balcony repair/paint project. Bulldog will walk the property again to verify areas of need and re-submit quotes per unit. No action taken at this time.
3. **Clay Pipe Repair-Lower Point:** UT Company submitted a quote of \$9,526 to replace 12 to 15 feet of line and asphalt. BioRemedies has been consulted for a second opinion and recommends sleeving the line instead of replacement. BioRemedies gave a verbal report stating a 100 ft sleeve would be approximately \$13,000.00. There was a motion that was seconded and passed to halt the water line repair by U.T. Company and go back to have the work re-quoted to sleeve the full line and have BioRemedies quote the work as well.
4. **Gate and Laundry antennas –**
 - a. The gate antenna was moved and stabilized but the visitors gate still has problems.
 - b. Maintenance will stabilize the Laundry room antenna.
 - c. The maintenance crew is working on stabilizing the other antennas.
5. **Bike Room Proposal update:** The price for a 9-foot-long bike rack that holds 9 bicycles is \$209. The room can accommodate two racks. Quotes are being obtained for the door lock system and will be presented at the next board meeting. The board discussed installing security bars on the window and closing off the door from the laundry room to secure this room. The board agreed the bike room is worth pursuing and agreed to continue the review of pricing.

B. Violations/Owner Concerns:

1. **Noise complaint –** Unit #48 reported that the neighbor has complained to them about noise and attended the meeting to assure the board that they have taken measures to keep the noise down. The neighbor has not submitted a complaint to the board as of the date of the meeting.
2. **Washer/Dryer:** Unit #103 reported they have plans to upgrade the condo and add a washer/dryer. The owner is working on getting the signatures from the neighbors and the permits. Once received they will submit plans for Board review.
3. **Pet Violation -**Unit #41 received a notice to pick up after the pets. It was reported that the owner has complied.
4. **Backyard Paving Request -**Unit #41 paving request submitted at the January meeting was updated to answer the questions from the board. A motion was made to amend the e-mail minutes of January 29, 2021 to reflect that the board approved the request. The motion was seconded and passed.
5. **Landing Tile Request-**Units 42/44 requested permission to install Saltillo tile on the landing in front of the units stating that years of water damage from potted plants, paint stains, etc. has caused the area to look bad. A motion was made to allow the owner of #42 and #44 to install 12X12 Saltillo tile on the landing at the owner's expense and the tile upkeep will remain with the owner. The motion was seconded and passed.

The regular board meeting adjourned to Executive Session at 7:14 p.m. Items discussed during executive session included roof repairs at unit #203, an approval of special assessment late fee waiver for one unit due to family hardship and a discussion of action to take reference a water line leak caused by an owner.

The Regular meeting reconvened at 8:04 p.m. There was no other business to discuss, and the meeting adjourned at 8:04 pm

Respectfully submitted,

Jay Dea Brownfield