

Camelot Townhomes Association
March 30, 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 Acevedo, On-site Manager

Residents in Attendance:

Ruth Morris #88	Marcela Aragon #55
Jay & Cory Leach #79	Julie De Francisco #67
Vona VanCleaf #200	
Maria Lopez #12	

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

Homeowners Concerns: Ruth Morris reported that the yard lights are out at #119/121 and 123/125. The sidewalk is damaged in front of #89/92.

The Consent Agenda was approved.

Regular Agenda:

Treasurer's Report: Rick Gleichauf

Rick presented the February 28, 2021 report. The gain in the cash on hand was approximately \$25,000.00 with total cash on hand of \$613,859.00. 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. 4614 North Stanton Project

Bill reported the City has been contacted and they have yet to respond. He will continue to try and contact the city for information concerning the construction status and plans for corrective action.

C. Swimming Pool Schedule and Committee

The City will allow pools to open at 100%. A motion was made, seconded and passed to open the pool on April 15, 2021. It was agreed the pool furniture would be put out for use.

D. Pending Projects:

1. Transformer Quote – Quotes were received from Longhorn Electric. Questions arose regarding how many transformers are needed, the difference between a refurbished transformer and new and the need for additional quotes. Management reported quotes are pending from Kendrick Electric and Great Southwestern. The board agreed to do an e-mail vote once all the quotes are in and the questions answered.

2. Electrical wiring replacement quotes

A quote for \$34,000 was submitted by Longhorn Electric. Additional quotes are pending, and the board

will do an e-mail vote once all quotes are received.

Rock Walls: Three quotes were received for repairs along the entrance of the community to the park. It was moved, seconded and passed to have Tony Avila Rock Wall do the repairs as long as the price remains the same as the time quoted due to the abbreviated proposal approval.

3. **Repair- Clay Pipe Lower Point:** Bio Remedies quote is pending. A motion was made, seconded and passed to do an email vote if the quote is received before the next Board meeting.
4. **Balcony repair quotes #111-137:** Quotes were reviewed and determined that it was not feasible to spend funds for an outside contractor to do this work. The maintenance crew will continue with the work in-house. It was reported that Armando Valdez will return to work in April.
5. **Bike Room Update:** Quotes were reviewed for the door locks/keycards/fobs. A survey will be sent out to the membership to get a feel of interest to use the room. A motion was made to install a lock with “unduplicatable” keys as quoted by Saucedo Locks for \$250.00 plus \$25.00 per key, the motion was seconded and passed. The proposed rental fee to use the room is \$25.00 per year.

E. Violations/Owner Concerns:

1. **Landscape Request** - Unit #79 submitted a request to improve their patio and allow for a fence, artificial grass and pavers. The color of the pavers was discussed, and the owners stated they prefer to install light tan but will make the decision based on price. It was moved, seconded and passed to allow Unit #79 to do the improvements with the verification that the fence height will match the other fences in the line.
2. **Improper Storage** –There was a complaint that too many items are being stored on balconies and under the stairs. After discussion and review of the items of concern, it was moved, seconded and passed to allow the toy motor car that belongs to unit 67 to be stored under the stairs. Clarification was made that items such as boxes, cleaning supplies, brooms, mops, etc. are not to be stored on patios, balconies or under stairwells.
3. **Plants and improper items stored on balconies** –Unit 75 was sent a letter regarding improper items being stored outside. Management was asked to send a letter requesting them to clean up the dead plants and ensure that access is not blocked.
4. **Pet Violation** – Item was deferred to Executive Session.

The meeting adjourned to Executive Session at 7:11 p.m. to review past due owners accounts and any other matters of a legal or confidential nature.

During executive session the board heard from an owner regarding pet violations and concerns with the neighbor, reviewed the foreclosure status of one unit and discussed a water leak from a washer line inside a unit. The on-site manager submitted her resignation due to her husband being stationed in a new city, two interviews have been set up for her replacement. The board approved a pay increase for one maintenance person.

The Regular meeting reconvened at 7:59 pm

Unfinished Business: The exterminator agreement and service were discussed. A quote was obtained from Brant’s Pest Control and a motion was made to give Kropp’s Pest Control a 30-day notice and hire Brant’s. The motion was seconded and passed.

With no further business to discuss, the meeting was adjourned at 8:00 pm

Respectfully submitted,
Jay Dea Brownfield