

Camelot Townhomes Association

April 27, 2021

Board Meeting (via ZOOM)

Board in Attendance:

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

Management in Attendance:

Karen Pharr, Property Manager
Stefanie Vilchis, Property Manager
Sharon Acevedo, On-Site Manager
Sam Lujan, On-Site Manager

Residents in Attendance:

Ruth Morris #88
Carlos Hickerson #43
Ms. Monserat-Dominguez #103
Julie Vandergriff #188

A quorum was established and the meeting was called to order at 6:04 pm.

Homeowners Concerns: Ruth Morris Unit #88 was concerned about the frost bitten greenery. Landscape chairman reported that they will be pruned or replaced if necessary.

The Consent Agenda was approved.

Regular Agenda:

Business:

Cliffhangers Update:

No new updates to report at this time.

North Stanton Project

Bill Maynard submitted a report outlining the steps that have been taken with the City. No new information to report at this time.

Treasurer Report: Rick Gleichauf

The financial report as of March 31, 2021 was presented. The cash on hand was \$646,693.44 including the reserve accounts. There has been a favorable variance to budget in revenues for the 1st quarter of the year. Expenses in plumbing are up due to line repairs at the small laundry. A motion was made to accept the report. The motion was seconded and passed.

Pending Projects:

1. **Rock Walls** – Additional rock wall repairs have been quoted for the area at the one-bedroom

units. A motion was made to contract with Tony Avila Rockwall for \$2,120.00 to do the repairs. After discussion, the motion was seconded and passed.

2. **Repair- Clay Pipe Lower Point:** The quote from Bio Remedies is pending. An e-mail vote will be taken once the quote is received.
3. **Bike Room Update-** The room has been painted and accent paintings have been completed and one rack installed. (Thank you Andi and Barbara)

Violations/Owner Concerns:

1. **Improper Storage** –Unit #54 has corrected the violation.
2. **Interior Damage**-A representative for Unit #103 attended the meeting to discuss the damage found inside the walls of the unit while doing remodeling and request assistance with the repairs. The owner was asked to submit the reports from their contractors to be reviewed before a decision can be made.
3. **Swimming Pool**-The new pool sign that meets City Code has been delivered and will be installed this week.
4. **On-Site Manager**-Sam Lujan was introduced as the new on-site manager. Sharon Acevedo was thanked for her work, her last day will be April 30, 2021.

The meeting was adjourned to Executive Session at 6:40. During this session the board reviewed the delinquent owner accounts. One late fee waiver was approved, and it was reported that one owner has passed away and the account will be watched while the heirs go through probate. The foreclosure status of one unit was reviewed. The association truck was deemed totaled by the insurance company; the board voted to turn in the vehicle.

The Regular meeting reconvened at 7:33 pm.

There was no Unfinished Business. It was moved, seconded and passed to adjourn the meeting at 7:34.

Respectfully submitted,

Jay Dea Brownfield, Secretary