

**Camelot Townhomes Association**  
**May 25, 2021**  
**Board Meeting (via ZOOM)**

**Board in Attendance:**

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

**Management in Attendance:**

Karen Pharr, Property Manager  
Stephanie Vilchis-Konze, Property Manager  
Sam Lujan-On site manager

**Residents in Attendance:**

Ruth Morris #88  
Brian Williams #107/108  
Vona Van Cleef #200  
Julie De Francisco #67

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

**Homeowners Concerns:** The owner of Unit #88 submitted concerns regarding EMS vehicles being able to gain access through the gates. Management will run a test on the gates to ensure the emergency vehicles can enter with the yelp system.

**The Consent Agenda was approved.**

**Regular Agenda:**

**Treasurer's Report:** Rick Gleichauf presented the financial recap as of April 30, 2021. The total cash on hand was \$670,729.80 including the reserves. The budget is showing a positive variance from the month prior. Rick recommended moving the funds to two of the earmarked reserves (streets, tennis courts) now, due to funds being available to do so. There was a motion and second to approve the movement of funds and accept the report. The motion passed.

**Business:**

- A. Cliffhangers Update:** No updates to report currently.
- B. North Stanton Project:** Bill Maynard reported he has talked to the real estate agent, Debbie Hester. He was informed there may be litigation and the city is claiming back taxes on the land. Bill stated he would send out another round of complaints to the city. The board agreed to hold off on consulting attorneys.
- C. Pending Projects:**
  - 1. **Bike Room Update** - The room is finished, and the rental agreement has been composed. Four spaces have been leased to date.
  - 2. **Pool Umbrellas** – Samples of available pool umbrellas were looked at. There was discussion regarding the life and sturdiness of the umbrellas. The design committee agreed to look into more commercial, longer wear options. and report back to the board.
  - 3. **Party Room Agreement-** The agreement was reviewed, and all agreed to update it to include guidelines for the use of the television that is now in the party room and increase the cost to use the room. A motion was made to increase the room use fee to \$50.00. After discussion the motion died. A motion was then made to increase the room use fee to \$100.00 and remove the 1-time free use wording. The deposit will remain the same. The motion was seconded and passed. Discussion took place to add more comfortable “party room” furniture. This will be looked at in the future.

**D. Violations/Owner Concerns:**

1. **Unit #43** submitted a request to install a fence between his unit and Unit #41 with cement and railing to match the opposite side. A motion was made to approve the request with the following requirements:
  - The fence must match the style, height and color as the opposite side fence
  - There must be a gate installed to allow for maintenance access
  - The owner may remove the grill work on the porch and dispose of it off-site, not in the Camelot dumpsters
  - The concrete patio is allowed if proper drainage is also installed to the drain holes in the wallsThe motion was seconded and passed with all in favor.
2. **Unit #187** submitted a request to change the windows on the balcony. It was moved, seconded and passed to allow installation with the requirement that the frames must be bronze and if the door is being replaced, it must meet the sliding door guidelines.

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

During executive session, the board reviewed the status of one unit that is severely delinquent and legal action taken. An update was given regarding the noise violation hearing held earlier in the month. The maintenance staff was discussed, another maintenance person is being sought.

The regular meeting reconvened at 7:55 p.m.

**Unfinished Business** – it was reported the TV is not working in the party room, maintenance will investigate the cause.

With no other business so discuss, the meeting adjourned at 7:57 p.m.

Respectfully Submitted,

Jay Dea Brownfield, Secretary