

Camelot Townhomes Association
June 29, 2021
Regular Board Meeting (in person and via Zoom)

Board in Attendance:

Barbara Lewis, President
Bill Maynard, Vice President
Rick Gleichauf, Treasurer
Andi Agan
Daniel Silva

Jay Dea Brownfield, Secretary (absent)
Bob Niland (absent)

Management Attending:

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

Residents attending: Mario Hernandez (43), Lourdes Molinar (127), Amy & Brian Williams (107/108), Javier Ocasio (132, 16), and virtually Julie de Francisco (67), Ruth Morris (88).

Meeting called to order at 6:03 p.m. A quorum was established.

Homeowner concerns:

(1) Several owners expressed concern over leaking roofs due to recent heavy rains. 12 leaks have been recently identified. The roofer has been notified and repairs are being taken care of as the weather allows. A request was made by #107/108 to install gutters.

Maintenance will address these issues as soon as possible.

(2) Ms. Molinar (127) expressed concern over plants needing more water. Landscape committee will be asked to check the irrigation system for problems and repairs. Also, sprinkler heads at the dog park may be clogged and need repair.

(3) Swimming pool. The pole that is located near the gate will be moved to keep people from using it to get in without a pass card. Some lights at the pool are out and may need replacement/repair.

The Consent Agenda was approved.

Regular Agenda.

Landscape Report: The committee submitted a bid to do improvements at a cost of \$4,520.00. The Board unanimously approved by motion and second.

Mr. Gleichauf submitted the Treasurer's report, which was unanimously adopted and approved. The month of May 2021 ended with \$252,791 in operating cash and \$440,508 in reserves.

Cliffhanger Update. No new information was noted.

North Stanton Project. Mr. Maynard reported that he had no new information. He added that it was still not clear who actually owned title to the land which had been recently disturbed downhill from and adjacent to Camelot. Sierra Properties, Inc., never completed the Nottingham Manor condo project as planned in the 1980s and obtained unspecified bankruptcy protection in the 1990s. Only 20 of the planned 50 units were built. Over the years the County CAD has been assessing taxes on 30 units that do not

exist. Back taxes are owed (by whom?). The Ordinance Violations office of the Police Department has ignored a complaint describing Grading Ordinance and Junk Vehicle Ordinance violations.

Pending Projects.

Bike Room update. The room is now established with several residents using it to store their bicycles.

Pool Umbrellas. The Board discussed whether to purchase an umbrella for the pool. The design committee will investigate options and costs.

Camelot pick-up truck. Camelot should soon receive an insurance check for the total loss of the truck due to the traffic accident. The board agreed to look into purchasing a larger “golf” cart with flatbed so maintenance staff can haul larger, heavier items on the premises rather than purchase another truck.

Emergency Contact List. Management is circulating a questionnaire to residents to develop an Emergency Contact list for all units. The need for such a list became apparent, sadly, after recent deaths in the project.

Owner Complaints/Requests.

Barking dog. The Board agreed to set a hearing to consider the complaint of a constantly barking dog. Notices will be sent to the parties.

Rock wall repair. The Board noted that repair is needed behind unit 117, the contractor will be contacted.

Patio alteration approved. The Board approved a request by unit 101's owner to install tile over the concrete slab at the patio.

The Board voted to recess the regular meeting and go into executive session to review any past due owner accounts and other matters of a legal or confidential nature.

During executive session the board discussed the status of an account with the family of a deceased owner, reviewed covenant violations concern noise and nuisance and reviewed the legal update regarding the unit in severe delinquent status.

Returning from its executive session, the Board then adjourned its regular meeting.

By, Bill Maynard