

Camelot Townhomes Association
July 27, 2021
Board Meeting (Party Room & ZOOM)

Board in Attendance:

Barbara Lewis, President (absent)	Bob Niland
Bill Maynard, Vice President	Daniel Silva
Jay Dea Brownfield, Secretary	Andi Agan (arrived at 6:43 p.m.)
Rick Gleichauf, Treasurer	

Management in Attendance:

Karen Pharr and Stefanie Vilchis-Property Managers
Sam Lujan-Onsite Manager

Residents in Attendance:

In Person:	By ZOOM:
Brian Williams #107/108	Julie De Francisco #67
Mario Hernandez #43	Betty Visniewski #76
Linda Gonzalez #109	Maria Lopez #12
Amy Volmer #100	

Homeowners Concerns:

1. Unit #100 expressed concerns regarding her roof repair. Temporary repairs have been done and a full assessment of the roof will be done once the rains stop.
2. Unit #109/110 requested additional maintenance to the roof deck to address bubbled areas and tears in the coating.
3. Unit #107/108 reported a leak at the roof vent and requested a mold inspection for their peace of mind.

A quorum was present and the meeting was called to order 6:12 p.m.

The Consent Agenda was approved.

Regular Agenda:

Treasurer's Report: Rick Gleichauf

The financial review as of June 30, 2021 was presented. A balance of \$305,618 was in the checking account and \$450,757.42 in the reserves. The year end variance projection was questioned, and discussion took place regarding projects budgeted and not yet expensed. There was a motion that was seconded and passed to accept the report.

Business:

A. Cliffhangers Update:

The asphalt repair in front of Units #189-191 has been completed.

B. North Stanton Project

Bill Maynard reported that he spoke with the Nottingham Manor Board President to get feedback on their knowledge of the project. The Nottingham Association has also made complaint to the city about this project. The two main issues of concern for Camelot are the junk vehicles on the lot and the gouge in the hillside.

Pending Projects:

1. **Golf Cart** – A quote of \$5,629.00 was obtained to purchase a second golf cart. It was moved, seconded and passed to purchase the cart for maintenance to use.
2. **Rock Walls**-Several areas of wall are still needed to be repaired. Tony Avila has submitted a quote to complete the area behind the office and the areas across from the office and the canyon side. A motion was made to continue the wall work with Tony Avila, the motion was seconded and passed.

C. Violations/Owner Concerns:

1. A request was made to install more lighting at the rented covered parking spaces. The Design Committee will address this with the lighting plan.
2. Pets –A request was made for volunteers to serve on a Pet Committee to address the numerous pet violations in the community. It was moved, seconded and passed to send a letter to all owners/tenants with notice of an appeared violation of Camelot rules to take immediate action or a hearing will be called. A pet committee was formed (Jay Dea Brownfield, Linda Gonzalez, Ruth Morris). They will review and propose revised pet regulations.
3. Unit #108 requested a mold test at the unit due to the leaks from the roof vent. It was moved, seconded and passed to investigate what is entailed to conduct a mold test.
4. Unit #43 requested a gutter be installed on the roof line of Unit #44. It was moved, seconded and passed to install the gutter.
- 5.

The meeting adjourned to Executive Session at 7:35 p.m. to review any delinquent owner accounts and any other matters of a legal or confidential nature.

During executive session the board reviewed the status of any 2nd installment special assessments that had not been paid. Review of legal matters was done. Two units have been sent notice of a fine if violations continue. A water shut off notice was agreed upon to be sent to any owners that do not shut off water at their water hose. The maintenance on-call schedule and payment terms were revised.

The Regular meeting reconvened from Executive Session at 8:40 pm. With no other business to discuss the meeting adjourned.

Respectfully submitted,
Jay Dea Brownfield