

**Camelot Townhomes Association
August 31, 2021
Board Meeting (Party Room)**

Board in Attendance:

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

Management in Attendance:

Karen Pharr, Property Manager
Stephanie Vilchis, Property Manager (on Zoom)
Rebeca Padilla, interim on-site manager (on Zoom)

Residents in Attendance:

Ruth Morris #88 (on Zoom)	Gregory Ford #26
Brian/Amy Williams #107/108	Victor Diaz #23
Vona Van Cleef #200	Mario Hernandez #43
Linda Gonzalez #109	Maria Lopez #12 (on Zoom)
Julie De Francisco #67 (on Zoom)	

A quorum was established and the meeting was called to order at 6:06 pm.

Homeowners Concerns:

1. Unit #23 expressed that he was new to community and was very happy to be part of it. He was concerned to hear that the on-site manager had resigned.
2. #107/108 expressed that we need to be a friendly, diverse community.
3. Unit #107 informed that a squirrel had gotten in his car

The Consent Agenda was approved with corrected minutes.

Regular Agenda:

Pet Committee: Linda Gonzalez presented the work being done by the committee to update the rules and get an up-to-date list of everyone who has pets in the community. The committee will be canvassing the community to inform residents of rules and regulations of owning a pet on the property.

Treasurer's Report: Rick Gleichauf presented the report as of June 30, 2021. The reserve funds had \$452,700 and the checking account had \$326,800.00. There is a favorable variance in the capital improvement budget. The Treasurer report is posted to the website monthly. A motion was made and that was seconded to accept the report. The motion passed.

Business:

A. Cliffhangers Update: The fill of the sidewalk expansion joints is being done and the second phase will be complete soon.

North Stanton Project: Bill Maynard reported the jurisdiction belongs to the city planning and building office. A report has been made to code enforcement to report the semi-trailer. The hillside is still a concern.

On-site Manager – Rebeca Padilla is back on-site part time to assist while a full-time manager is being

sought. She was thanked for helping out.

Pending Projects:

1. **Roofing – JACE** is waiting for the rain to stop to work on the roofs. It was suggested that we consider a new roofer to get new bids. A conference meeting will be held with JACE to discuss performance and what is needed to complete the repairs.
2. **Transformer Replacement** - Longhorn Electric submitted a quote for a transformer due to Great Southwest not getting in the transformer that was ordered previously. It was moved, seconded and passed to accept Longhorn bid.

B. Violations/Owner Concerns:

1. **Unit #26** is concerned that the drainage by the tennis courts and the pool are not adequate. He is also concerned about the bad smell on the turf that is on the landing to his unit due to dog urination on the landing.
2. **Unit #107** Requested a timeline to repair the siding on their building and the interior damage repairs due to a leak and the split of the faucet to allow the neighbor to have her own cut off. All work orders have been created and will be done once the rains stop.
3. **Unit #78** Has created a lot of noise and disturbance due to construction at the unit. There is also a concern about the structural changes being made and a washer/dryer installation. #78 submitted a request to replace the sliding glass door to a double door instead of a 3-pane design. The Design Committee will verify the new door meets the requirements of the association and the board will vote via e-mail.
4. **Unit #55** Another report was made regarding the dog at #55. A hearing will be set to address this.
5. **Unit #86** A complaint was made regarding lawn chairs being placed in the parking slots. This owner also parks in loading zone. The notice will be verified and if given a hearing will be set to address these issues.
6. **Water Usage** – Several owners have been found to have pressure hoses that they are not turning off causing damage to the pipes. A flyer has been composed to send to the residents advising to turn off the water. The board agreed this notice will be sent only to those verified as the offenders.

The meeting was adjourned to Executive Session at 7:20 to review any delinquent owner accounts and any other business of a legal or confidential nature.

During executive session the board reviewed the status of one severely past due owner account and agreed to look for another maintenance person due to Lory resigning.

The Regular meeting reconvened from Executive Session at 7:50 pm. With no further business to discuss, the meeting adjourned.

Respectfully submitted,

Jay Dea Brownfield, Secretary