

## Camarillo Springs Palmeras Townhomes Board Meeting 8-24-2022

### RULE CHANGE PROPOSAL

In response to your rule change approval, we object to the changes as written.

The Townhomes roofs are 34 years old. Other than a tile cleaning performed a few years ago during re-painting and plywood repairs during termite work little maintenance has been performed.

We are approaching the time that the roofs should be replaced, and a reserve amount has been building specifically to pay for that expense. Understandably, more and more leaks will occur. It appears the board's rule change is a preemptive act to avoid any resulting home interior repairs by the HOA due to the roof aging.

The board should be discussing the replacement of the roofs as the money for roof replacement is in the reserves.

Your rules change states the HOA is responsible fore the maintenance of the roofs and for any repairs of a leaking roof in the exterior. Then it goes on to say in Part V that the homeowner is responsible for all home interior repairs if an exterior roof leak should occur.

There is a long-standing precedent for repairing interior damage from exterior roof leaks. Last year thousands of dollars were paid by the HOA for such repairs in just two homes that I recall. I had interior damage because of a leaking roof several years ago. The roof leak and the interior sheet rock was repaired by the HOA. I believe you approved it, Chelsi.

For the 21 years that I've lived in the Townhomes I've paid my monthly assessments and included in them was money for roof repairs, resulting home interior repairs, and the eventual roof replacements. I reject your plan to delete home interior repairs from my investment.

Brian Morris