

Minutes of the Board Meeting of the  
Camelot Residences Association Inc.

On January 12, 2026, at the on-site office

1. Call to order: 6pm by Kathy Watts
2. Establish quorum: Present Tom McBreen, Phil Dore, Erroll Jarvis, Kameron Semelroth, Marlene Blankenship and Dottie Holdren. Kathy Watts represented Dragon Management, Jim Rogers, property manager. Jason Andersen absent. It was decided that Kathy Watts would run the meeting in Jason's absence.
3. Minutes of 11/8 meetings and 12/15 were bought up, as they had not yet been approved. Marleen motioned, Thomas second to approve. Passed 6/0.
4. Financial updates. Kathy said that all bills were paid and the reserves funded. 7 at attorney for liens, 1 is paid in full, 7 more sent 30 day demand notices. 1 in foreclosure. Phil asked Kathy about the audit that is required. Kathy stated that we had already signed the form using same firm we had used for 10 years. The audit would not start until we had received all end of year reports. Phil requested to have input to audit and requested phone number from Kathy.
5. Unfinished Business:

Reserve study: The Reserve study is being worked on and the representative was at the property a short period ago. Jim met with the person and gave him everything requested. When asked about giving the person ages of equipment, pools and roofs, Kathy stated that the pool was done in 2022 and roof done in 2023.

Violations: Phil said that he had mailed as many as 50 violation letters, some that had already lapsed the required time for compliance, many that had not yet reached that date, as the violation letters for those went out after Christmas, giving 30 days for compliance. Thomas submitted his recent list of existing violations that he noticed as a result of a recent review of the property. Phil was to compare the list with the letters and send out round 2 letters as needed. He had received several phone calls from owners regarding compliance. Other violations were discussed. Painted screen 2980 with graffiti was discussed. A person was to confirm and a letter would be sent.

Painting: Kathy said that the painter had already visited the property and colors were discussed. Discussion took place regarding the painting of the faux brick. It was decided to have the painter choose a section of a building "out of site" to try both the color of the paint for the light "cream" bulk of the buildings and whether or not to use that color or brown on the faux brick.

Gutters: Gutters were discussed and it was decided that gutters were needed but had to wait until the painting was completed. Errol said that he had a guy and Kathy would get a guy to give estimates. Dottie questioned the parking/planter wood borders as to why moving during rain, etc. Errol and Jim discussed repairing any that were necessary.

Speed bumps: Errol had not yet tried to cut one, and stated that he would try to get to the worst one in the middle of the project. Discussion regarding the need for the bumps.

Public Discussion: One owner questioned who was the Secretary of the Board. Proxies were discussed.

Dottie questioned the need to get grading bids to avoid future flooding damage. Kathy stated that she had not yet had time but would try to get to it in the near future.

Next meeting: Feb. 9th, 2026 6pm at the library.

Meeting adjourned: Motion Phil, 2<sup>nd</sup> Thomas. Passed 6/0.