

***Minutes of the Board Meeting of the  
Camelot Residences Association Inc.  
On March 3, 2025 at the on-site office***

**Call to Order:**

Jason Andersen called the meeting to order at 6:00 p.m.

**Establishment of Quorum:**

Board members present were Jason Andersen, Marlene Blankenship and Phillip Dore. Kathy Watts represented Dragon Property Management.

**Approval of Minutes from February 10, 2025:**

Marlene Blankenship made a motion to approve the February 10, 2025 Board Meeting minutes. Phillip Dore seconded the motion and the motion passed by unanimous voice vote.

**Approve additional Directors:**

**Dottie Holdren – Errol Jarvis – Thomas McBreen**

Phillip Dore made a motion for Dorothy Holdren to serve as Director.

Marlene Blankenship seconded the motion and the motion passed by majority voice vote.

Jason Andersen made a motion for Errol Jarvis to serve as Director.

Marlene Blankenship seconded the motion and the motion passed by majority voice vote.

Jason Andersen made a motion for Thomas McBreen to serve as Vice President.

Phillip Dore seconded the motion and the motion passed by majority voice vote.

**The 2025 Board of Directors is as follows:**

Acting President: Jason Andersen

Vice President: Thomas McBreen

Treasurer: Marlene Blankenship

Secretary: Phillip Dore

Director: Dorothy Holdren

Director: Errol Jarvis

**New Business:**

Decide on the amount of fines for violations. \*Phil will chair, Tom will assist. \$100 per day, \$1000 max.

Discuss putting together a fines review committee. \*Phil

Review most current bank statements \*Phil & Jason

Decide who should be signers on bank accounts & get this done asap. \*Marlene, Phil & Tom

Amend Rules regarding use of, and type of, chairs on walkways \*\*Tabled to the next meeting  
Direct Management company to charge interest on all collections over 30 days. \*Kathy  
Phil made a motion to redo the past due notice at 40 days to stress the finance charges  
Direct Management company to use more aggressive collection habits, issuance of delinquent notices,  
reminder notices and final warning notices. \*Kathy-new letters will be developed  
Review Management company contract and performance. \*Jason & Phil

**Announcements:**

Office: Management will still be on site Tuesday morning to collect payment, cut checks for invoices received and meet owners who have made an appointment. Jim Rogers will man the office in the afternoons. The association is looking into hiring 1 or 2 part time maintenance workers. If you know of anyone, please have them get with Jim for an application.

**Next Board Meeting:** The next scheduled Board meeting will be April 7<sup>th</sup> in the office at 6:00pm.

**Adjournment:**

With no further business to discuss, Jason Andersen made a motion to adjourn the meeting at 6:50p.m. Phillip Dore seconded the motion and it passed by unanimous voice vote.

Respectfully submitted,

*Kathy Watts*

Kathy Watts, CMCA, LCAM

Dragon Property Management

Board of Directors, Camelot Residences Association, Inc.