

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

On March 23, 2026 at the Camelot office.

1. Call to order: 6pm by Jason Andersen
2. Establish quorum: Present, Jason Andersen, Phil Dore, Erroll Jarvis, Kameron Semelroth, Marlene Blankenship, Dottie Holgren. Kathy Watts represented Dragon Management. Jim Rogers, on-site manager, present.
3. Minutes of 2.9.26 meeting were presented. Marlene moved to approve the minutes, Jason 2nd. Motion passed 6/0.
4. Collection update, Aging summary. Kathy presented an aging summary that matches the balance sheet of 2.28.26. She stated that it now balanced with the monthly balance sheet when adding in the CPA adjustments and the aging report for the office unit. Discussion concerning the A/R report took place.
5. Rebuttal hand-out packet: This was regarding things that were said at the previous meeting. Discussion was held regarding the collection schedule and process. Discussion was held regarding the selection of a CPA for the audit. Discussion was held regarding prepaid assessments, accounts receivables, finance charges and attorney fees.
6. Signers on the bank accounts: Kameron agreed to be a signer. Errol agreed to be a signer. Marlene is already a signer. Jason motion to renew Marlene and add Errol and Kameron as signers on the bank accounts. Marlene 2nd. Passed 6-0. Kathy added that the signers were also on the CD account.
7. Audit: Discussion was held regarding the audit company. Phil presented an engagement letter from Diamond CPA. Kameron and Jason wanted time to review the new company and it was decided to allow one week for the review, after which, if all was OK, Marlene would sign the engagement letter. Jason motioned that, if there were no objections to this new audit company after a review period, that Marlene would have the authority to sign the engagement letter. Marlene 2nd. Passed 6-0
8. New business: No new business was discussed.
9. Reserve study: Phil presented his recommendation of how to handle the reserves, based on the new reserve study provided. Discussion was held. No action was taken.
10. Update on violations: Phil discussed the sending of letters and the compliance rate for violations. Discussion took place regarding violations relative to the lattice in the screen

rooms and how to deal with this regarding safety, previous board approvals and statutes of limitations. No action was taken.

Discussion took place regarding the need for members to serve on the compliance committee. Discussion took place about the compliance committee holding meetings by phone because of owners unable to attend the meetings due to distance issues.

Volunteers from the room were requested. Thomas McBreen, Calvin Brandon and Beth Buckman all volunteered to serve on the committee from the audience. It was decided to also post the need for volunteers on the community board. Discussion took place regarding the compliance committee process

11. 55+ community: Discussion took place regarding changing the by-laws to make Camelot a 55+ community. No action was taken.

12. On-going projects:

Painting: discussion was held about the painting process, length of time to complete and payment schedule.

Gutters: 3 bids were provided in the packet. Errol recommended Charlie at \$42,000. Discussion was held. Errol was asked to get clarity on the bid from Charlie. Decision tabled until next meeting.

Speed bumps: No action taken.

Cameras: No action taken.

Re-grade common area to prevent flood runoff: Discussion was held.
No action taken.

13. New business: Dottie wants trimming of cold-damaged plants. Need to address mulch and rocks to decorate the front entries of units. Discussion was held. No action taken. Dottie wanted to address paver walkway in front of units as trip hazard. Discussion was held. Marlene requested the issue to be on next meeting agenda. No action taken.

14. Public comments: Thomas McBreen wants common area light sensors repaired or adjusted. Comments by Jim.

15. Next meeting date: April 13, 2026.

Meeting adjourned at 7:16pm.