

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

On April 20, 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 by phone, Marlene Blankenship, Dottie Holgren. Kathy Watts represented Dragon Management. Jim Rogers, on-site manager, was not present.
3. Minutes of 3/23/26 meeting were presented. Marlene moved to approve the minutes, Jason 2nd. Motion passed 6/0.
4. Collection update, Aging summary. Kathy stated that so far in month, she has received nearly \$25,000, with more coming and 3 additional units sent to attorney for collection once the time has elapsed since 30 day demands have passed. 5 units are now current that were in collections.
5. New Business: Trimming and removing damaged plants. Jim and Dan have been cleaning up property regarding this issue.
Mulch and Rock: Dottie would like to see this project started. Discussion was held and it was decided to look at all entryways to determine best plan move forward with. Errol suggested laying sod at sides of buildings without brick siding to eliminate the splash. It was decided to have Jim get 1 pallet of sod and start this process.
Gutters: Discussion about existing bids. Kathy will ask her sources if anyone could provide engineering to determine placement and number of downspouts.
6. Violations: Phil stated that 2 letters have been sent out with some compliance, but has not had time to do anything else.
7. ON-going projects:
 - Painting: Still being done, estimate is that the project is over half-way completed.
 - Speed bumps: Errol had tried to remove and determined that it could be done in-house. It was decided to have Errol and Jim try to remove one speed bump to determine cost and time involved.
 - Gutters: Discussion took place.
 - Grading for proper run-off: Discussion to table until gutters done.
8. New business: Trimming of old dead plants. Discussion.
Removal of paver stepping stones between unit entryways was discussed. Dottie motioned to have Jim look into the feasibility of, and removal of, paver stepping stones in front of units in buildings B & C.. Marlene 2nd. Passed 6-0.

Discussion was held about why just 2 buildings. Decision was made to have Jim take pictures, do buildings B & C, then make decision at next meeting as to future buildings to do same work.

9. Public Comment: Unit owner discussed sod placement. No decision made. Unit 3190 discussed bushes growing between building and A/C unit. Jim and Errol to look at problem and address. Discussion about trimming of trees in front of bldg. A. Discussion about painting of doors to units. Kathy stated that painting of entry doors was part of the job and that additional paint will be made available to unit owners for touch-up.

10. Next meeting date: May 18, 2026.

Meeting adjourned at 6:40pm.