

***Minutes of the Board Meeting of the
Camelot Residences Association Inc.
On May 6, 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, Errol Jarvis, Thomas McBreen and Dorothy Holdren. Phillip Dore was not able to attend. Kathy Watts represented Dragon Property Management.

Approval of Minutes from March 3, 2025:

Marlene Blankenship made a motion to approve the March 3, 2025 Board Meeting minutes. Jason Andersen seconded the motion and the motion passed by unanimous voice vote.

Approval of Minutes from March 24, 2025:

Marlene Blankenship made a motion to approve the March 24, 2025 Board Meeting minutes. Dorothy Holdren seconded the motion and the motion passed by unanimous voice vote.

Approval of Minutes from April 7, 2025 Close Mtg:

Thomas McBreen made a motion to approve the April 7, 2025 Board Meeting minutes. Marlene Blankenship seconded the motion and the motion passed by unanimous voice vote.

Financials:

Kathy reported that five units are being sent to the attorney for collections and liens. Six units have been sent 30 Day Demand notices. We have started foreclosure on 1 unit. Reserves are being funded on time and all bills are paid.

CD Rates: Sunrise Bank rates are 4.5% now the CD we have with Sunrise now matures in August and we could, depending on rates, do another CD there.

New Business:

Discuss Procedure for Violations and contact: Jason made a motion for Thomas' and Phil's contact information be added to violation letters, including screens that need replacing. Dorothy Holdren seconded the motion and the motion passed by unanimous voice vote.

Review open violations: Thomas will email the Board a list of units that require violation letters.

ARC form: Kathy presented an Architectural Review Committee (ARC) form that can be utilized for window replacement, etc. Jason Andersen made a motion to utilize the ARC form present by Kathy. Thomas McBreen seconded the motion and the motion passed by unanimous voice vote.

Change payroll schedule: Kathy requested the Board approve changing the payroll schedule from Thursday thru Wednesday to Monday thru Friday with payroll being completed on Monday. All employees are on Direct Deposit so they receive their funds with a day or two. Marlene Blankenship made a motion to approve the change. Dorothy Holdren seconded the motion and the motion passed by unanimous voice vote.

Building painting: Rotten building trim and walkway repairs must be replaced before bids are required. Painting will be moved to "Ongoing Projects".

Reserve discussion: The Reserve items balance with the bank statement.

Unfinished Business:

Mulch and/or Ground Cover: Errol had reported that he updated his flower beds and trim for approximately \$675. Jason Andersen made a motion for Jim and his crew begin clean up and reframing of areas in front of the units. This does not include mulch/rocks which will be decided at the next meeting. Dorothy Holdren seconded the motion and the motion passed by majority voice vote with Thomas McBreen opposing.

Concrete Trim: Per a concrete contractor, a concrete framing the areas in question is not feasible.

Ongoing Projects (on order of importance):

1-Replacement of Meters:

2-Building Trim:

3-Bed Framing: **see Unfinished Business

4-Painting

5-Speed Bumps:

Announcements:

Dorothy Holdren requested Beth Buckman be added as a Board Director.

Dorothy Holden and Thomas McBreen agreed to the addition

Errol Jarvis, Jason Andersen and Marlene Blankenship opposed the addition.

*Beth Buckman was not added to the Board.

Next Board Meeting: The next scheduled Board meeting will be Monday, June 9th in the office at 6:00pm.

Adjournment:

With no further business to discuss, Jason Andersen made a motion to adjourn the meeting at 7:30p.m. Dorothy Holdren 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.