Minutes of the Board Meeting of the

Camelot Residences Association Inc.

On May 18, 2026 at the Camelot office.

1. Call to order: 6pm by Jason Andersen
2. Establish quorum: All 6 members present
3. Approve minutes from 4.20.26 meeting: Marlene motion, 2^{nd} Jason, passed 6/0
4. Financial update: Vote to reimburse Phil for mailing/office expenses. $232.21: Jason motion, 2^{nd} Marlene, passed 6/0
   Reserve Study: Phil recommended to change existing allocated amounts to categories to be in line with study. Kathy said that, because the reserve amounts were part of the 2026 budget, a vote by the general membership would have to take place to change any amounts. Phil withdrew his recommendation and agreed to wait until the 2027 budget.
5. New Business: New board member motion: Katelyn Beck requested to be a board member. Marlene motion to add Katelyn Beck to Board, 2^{nd} by Dottie, passed 6/0.
   Mulch & Rocks: wait until gutters were done/tabled
   Gutters: Phil recommended to have ends of buildings installed with gutters because of water run-off splashing onto sides of buildings. Errol suggested adding sod to resolve the problem. Discussion took place. Kathy pointed out that the existing bid was for only front and back, even though the bid was not clear about this. Phil suggested getting more bids to include the ends. Suggested getting ICM to bid on ends of buildings. Decided to vote on ICM proposal as presented. Motion Kameron, 2^{nd} Erroll, Yes 6, No 1, motion passed. Jason signed contract and gave to Kathy. Color was decided to be bronze. Phil recommended the money come out of the painting reserve account for payment of the gutter installation.
6. Unfinished business: Violations: Phil said that he mailed out 19 new letters for first time violations, 3 letters for second notices, 3 owners that have not complied after second letters were given. Need to have a compliance meeting on 6/10/26 and still looking for at least one additional owner that could be at compliance meeting. Weston Beck agreed to be on the compliance committee.
   Lattice: Phil said that there had been previous discussion about the lattice in some screen rooms, that the statute of limitations precluded the board from forcing compliance to remove the lattice, and that it was previously discussed to send a letter to owners with lattice for voluntary compliance to either remove or paint dark gray. Phil asked that the Board vote on the sending out

of these letters, a sample of which would be presented before any mailings. Motion Phil, 2nd Errol, Passed 7/0.

7. On-going projects:
   Painting: 2 buildings left. Should be done by next meeting.
   Gutters: Decision already made.
   Speed bumps: No progress, Erroll still trying to do sample removal.
   Cameras: Tabled
   Re-grade common area: Tabled
8. Next meeting: August 10,2026, 6pm.
9. Public comment:
   One owner complained about damage to his vehicle by painters. It was suggested that he work this out with the painting contractor.
   One owner complained about the walkway lights not working with existing light sensors. Jim addressed this as light issues. No further action was taken.
   One owner complained about the notice asking him to remove potted plants from the front of his upstairs unit. He was told why the rule was established. It was also discussed that potted plants in the rear of units is not allowed.
10. Meeting adjourned at 6:45pm.