

MINUTES OF THE 6/09/25 CAMELOT BOARD MEETING

1. Meeting was called to order by Jason Andersen at 6:01.
2. A quorum was met with all board members present. Kathy Watts represented Dragon Management.
3. Motion to approve the Minutes of the 5/6/25 meeting was made by Phil Dore, 2nd by Marlene Blankenship. Motion passed 6-0.
4. FINANCIAL UPDATE:
Discussion was held about the CD rates and roll-over of existing CD. It was discussed to table the decision until closer to the time the CD became due to ascertain the best rate. This will happen in August 2025.

Kathy handed out a list of the A/R aging summary.

Motion by Phil Dore to send the NOLA (Notice of Late Assessment) letter to unit owners once the owner was 30 days late in payment, rather than waiting the 60-90 days generally practiced before. 2nd by Thomas McBreen. Motion passed 4-0, Jason Andersen and Marlene Blankenship voting NO.

Discussion about the Reserve accounts was made relative to the arbitrary movement of funds from one account to another. Kathy said that this had been done to correct a previous error in accounting. Phil had visited with the Accounting firm who stated that the amount should have been drawn from the Pool account. This was discussed a couple months ago that the amount should have been pool but there wasn't enough to cover the amount.

The pool reserve account is not being funded adequately to meet demands and it was decided to tackle this problem when the 2026 budget was being considered and adopted.

Discussion was had relative to the Land Lease accounting. Phil requested that Kathy provide monthly reports relative to this accounting and collection. Kathy stated that the Land Lease account did have a separate EIN as required.

5. NEW BUSINESS

Motion by Errol Jarvis that Kameron Semelroth, unit 2959, be considered as the 7th Board Member. 2nd by Dottie Holdren. Motion passed unanimously 6-0.

Discussion about staff supervision reporting. It was agreed that the staff should report regularly to the Board, but with less detail. It was agreed that safety and liability issues be addressed in the reporting, along with any violations observed. Jason will meet with Jim and find out what reporting he has done and suggest a reporting structure that meets the expectations of the Board.

6. Mulch and ground cover discussion was tabled until bed framing was completed. Building accent trim project is complete. Erroll suggested that the faux brick areas be repaired prior to any painting project. He will be researching the possibility of repairing the needed areas and report same at the next board meeting. The planter bed framing project is underway by Erroll and Jim's staff. It was discussed to continue the front sign project until completion. The meter replacement project is still on-going and it was suggested to call Sun Craft to assist with the completion. Kathy recommended Town & Country Painting as an additional source to offer painting bids.

There was discussion about the existing painting bids but a "scope of work" needed to be decided upon. Everyone will look at the current bids to try to arrive at the scope by the next board meeting.

The speed bump project was moved to the bottom of the list until other more important projects were completed and funding could be ascertained.

Thomas raised the issue of the "fences" erected when speed bumps were in place and that they should be removed, not that those speed bumps are gone. No decision was made.

7. OTHER BUSINESS

Erroll Jarvis raised issues about occupants at 2964 and frequent calls to police. It was decided to send a violation notice to the owner of the unit regarding violations.

The Fining Committee was discussed and it was decided to put the following on that committee:

Danielle Poloanski	unit 3107
Christina Perry	unit 3137
Jeffrey Lebun	unit 3125
Luisa Pena	unit 3127
Gladys Ramos	unit 3116

It was decided to use any 3 that could make a meeting, then rotate through the list for future meetings.

Thomas McBreen submitted a list of screen room repairs. It was decided to send an initial, and cordial, letter to the owners asking them to make repairs.

Phil Dore referenced the existing list of owners that had previously received notices of violations and that need to receive notices to get the fining committee involved. It was agreed to send those notices out.

It was discussed to look into what rules were in place for additions to screen room & window coverings and place onto the next board meeting agenda.

Discussion was made regarding cable wires going up the outside of several units. It was decided to have Jim get in touch with Spectrum to remove the wires.

It was discussed to have the landscaping company park on the paved surfaces when doing work on the property and have Jim let them know of this demand.

It was discussed to fix or sell the lawn mower. No decision was made.

It was discussed to have maintenance remove plant growth around the A/C units.

It was discussed that units 2953, 3022, and 3039 were not picking up after their dogs. Kathy was to research whether or not those dogs were permitted and then future action would be taken. *Jim has the list and paperwork of the approved dogs.

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It was discussed that the signs used to advertise the board meetings were not adequate to properly notify owners of the meetings. It was decided to use larger print when making the notices.

The next meeting was decided to be 7/14/25.

The meeting adjourned at 7:39pm.