

Minutes of the Board Meeting of the

Camelot Residences Association Inc.

On September 8, 2025, at the on-site office

1. Call to order: 6pm by Jason Andersen

2. Establish quorum: Present Tom McBreen, Phil Dore, Jason Andersen, Erroll Jarvis, Kameron Semelroth, Dottie Holdren & Marlene Blankenship by phone. Kathy Watts represented Dragon Management, Jim Rogers, property manager.

3. Minutes of 8/11 meeting Motion Dottie, 2 nd Errol. Passed 7/0

4. Financial Update: Discussion about filing process of NOLA and Lien Notices. Discussion about collecting rents from rental units where owners are not current. 3 payments confirmed. 5 full payments, another sent to attorney. 1 in probate, 2 for sale.

5. New Business:

1. Laptop discussion. Agreed to purchase Kathy's new laptop for use by Jim on property. \$400, which is what she paid. Motion Jason, Marlene 2 nd . 7/0

2. Board positions: discussion about Kameron assuming role as VP. He declined. Position still open.

3. DPM contract: Discussion about existing contract renewal. Phil recommended that contract include supervision of staff.

Violations would be noticed by staff and Kathy, then reported to Board and all letters regarding violations would still be handled by the board secretary, not DPM.

Additional discussion about existing violations that have gone un-noticed for many years and to get legal opinion about the board's ability to mandate corrections.

Kathy will contact an attorney. Motion Phil, Tom 2 nd . 7/0 approved.

4. Fire Ant reimbursement: Discussion about why the ants invaded a unit and the cost to owner to relocate for night and ant disposal. Tom was concerned about a precedent being set. Motion Kameron, Errol 2 nd . 5/2 (Phil & Tom – NO) motion approved to reimburse owner for \$304.68

5. Newsletter: Kathy offered to do 2 letters per year; one in spring, one in fall.

She will contact board members for input prior to sending out.

6. Proposed budget: Dottie wants more information about the budget. Kathy referenced the handout with the notes explaining. Phil concerned about Finance

charges (late fees) not being included in income and interest not being included in budget. Kathy explained that Reserve interest should be included in Reserves. Kathy explained that late fees were not known and could not be included. Phil recommended an average of \$4000-\$4500.

Phil also concerned about increases for contracted lawn care, insurance and pool contract. Kathy agreed to reach out and get bids (2) for these items. Phil to give information about an insurance company for Kathy to contact. Phil concerned about total of payroll tax, which should normally be 14.5% of payroll cost. Phil supplied handout with concerns about reserve accounts not being accounted for correctly.

Discussion about reserve accounts. Phil agreed to supply board members with a better explanation about his version of the reserve account balances and recommendations.

7. Jason decided to cancel discussion about cancelling the October meeting, as there was too much to resolve.

6. Violations: Phil gave information about the 2 violations that had been sent registered letters. One unit had resolved the issues, the unit with noise violations had not.

Discussion took place about how many times she had violated the rule and it was decided, with Tom as a witness and the adjacent tenant as the other witness, that it had been violated 2 times. It was suggested that the owner of the unit be assessed \$200.

Violation committee is to send a letter; Dragon Management is to be informed when the fine needs to be charged to unit and the amount.

Tom will get the specific dates of the 2 violations.

Discussed the blue light violation. It was decided to have Phil bring the exact verbiage of the by-laws and the owner will bring his information regarding a grandfather clause in the condominium laws to the next meeting for a decision. It was decided to have the information placed on the next meeting agenda.

An owner in the audience wants mulch or rock placed around the property.

7. On-going projects:

1. Meter replacements: still 31 meters left to be replaced

2. Bed Framing: Jim says that this project is completed.

3. Faux Brick Replacement: Errol said that it was on-going and estimates completion in 30-45 days. Discussion about painting the faux brick. Errol stated that

some paint needed to be applied to the brick, as it was in need of some type of glue cover. Discussion about the painting and pressure washing and how it would affect the faux brick project. Decided to add faux brick issue to next meeting agenda.

4. Painting: Discussion about the concrete/facia repairs that need to be completed before painting. It was agreed to have this taken care of. Discussion about mulch or rock and this needs to be done after the painting...add to next meeting agenda.

8. Next Meeting: October 13, 2025.

9. Meeting adjourned at 7:30pm.