

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

On November 10, 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, Marlene Blankenship and Dottie Holdren. Kathy Watts represented Dragon Management, Jim Rogers, property manager.
3. Minutes of 9/8 & 10/13 meetings were discussed. Jason motion to pass 9/8 minutes, 2nd by Thomas. Passed 7/0. Jason motion to pass 10/13 minutes, 2nd by Dottie. Passed 7/0.
4. Collection update: All bills paid, reserves funded. 1 sent 30 day demand, 8 others with attorneys, 1 in foreclosure. Discussion about the mailing of the budget..to be talked about when budget is discussed.

5. New business:

DPM Contract. Phil discussed his understanding of what he was asked to do which he thought was to see what terms were in other contracts. Discussion was held about other contracts and that some members thought he was to seek out other contracts. It was decided to suggest that the following be added to the DPM contract: "DPM will supervise the staff to notice any violations, pass them to DPM, and DPM will refer them to the Board member in charge of violations." It was suggested by Jason to approve the existing contract as written, then add this language as an addendum later. Motion by Phil to add this language, Thomas 2nd. Passed 7-0.

Motion to approve DPM contract with later addendum by Marlene, 2nd by Errol. Passed 4-3. No votes by Phil, Thomas & Dottie.

Proposed budget: Kathy stated that fees will not increase and that reserves will remain the same. Phil discussed that reserves were not being followed as addressed in the most recent accountant review and that the reserves are not accurately reflecting the actual life and costs of the items. Phil suggested that a study be done by a qualified company to accurately arrive at proper reserve amounts. Kathy suggested to approve the budget then adjust the reserve account at a later date after a study has been made. Kathy suggested using money from deferred maintenance to fund the study. Jason motioned to pass the budget as is with the intent to have a study done in the future to arrive at accurate reserve amounts for all aspects of the reserve, as long as the price to do the study is reasonable. Budget passed 7-0. Jason asked Phil to contact sources to get prices on a reserve study.

6. Unfinished business:

Gutter: Discussion was held about the water run-off issues as it impacts units and flooding. Dottie suggested moving some dirt to block the run-off from coming into people's homes, Errol disagreed. Jason motion to hire a professional to offer solutions and costs to fix the flooding problem. Phil 2nd. 7-0. Kathy to contact a professional.

Tree issue: Kathy to get price to trim or remove tree that sheds on parking area. This will be added to the next meeting agenda. Discussion was held by owner who is affected.

Violations: Phil had no new items that have been mailed out since the past meeting. Discussion was held about multiple violations on list submitted by Thomas. Discussion was held about the existing rules in the condominium documents that addressed the blue light. It was decided that the item was covered by the statute of limitations. Jason made a motion to address the blue light, it's removal or not. Phil 2nd. Motion to allow the light passed 5-0. Phil and Thomas voted no. Phil was directed to mail notices about any violations on the list that still exist, except the blue light in 2985 and any maintenance issues that Jim will resolve or has resolved. Include in mailings any sand bags that need to be removed after storms.

7. On-Going projects:

Faux brick: Errol stated that it was 98% completed.

Painting: Kathy stated that she will have all the painting bids (5) by next meeting for a vote.

Speed bumps: Jim presented sheet with 8 bumps removed, 8 remaining. Jason suggested that we vote on removing them on the next meeting agenda.

Cameras: Discussion was held about the need for cameras. Item tabled.

8. New discussion:

Discussion was held about the planter box borders that floated during the flood event. Errol talked about how to resolve and that it will be taken care of with rebar.

Meter project is completed.

Screen door discussion was held by a unit owner. No action was taken.

Discussion by another unit owner regarding the water draining into his unit from above. Jim was directed to look into the issue.

8. Next meeting date:

December 8, 2025.

9. Meeting adjourned at 7:36 pm.