

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

On December 15, 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 11/8 meetings were discussed. Kathy questioned whether or not she volunteered to get bids for the grading to resolve the flood issues. Jason recommended holding off approving the minutes until the recording could be checked. I checked the recording and regarding this issue, Dottie asked who would get the bids. Jason said "she does all the bids". I assume he meant Kathy, but there was no audible agreement from Kathy. Motion by Jason, no further action.
4. Financial updates. Kathy said that all bills were paid and the reserves funded. At the end of the month, the attorney will be sending all delinquent owners, that have been previously notified by the attorney, to foreclosure. Due to the holidays, no action is being taken until after the first of the year. One unit is in foreclosure.

5. New business:

Discussion was made regarding the grading of the area prone to flooding. The minutes will be checked to find out who will get the bids.

Reserve study: Phil discussed his findings regarding getting a company to do a reserve study. 5 companies submitted bids ranging from \$3285 to over \$5000 and all do the same services. He suggested Reserve Study Group, as they reduced their estimate to match the lowest bid and were the only company responsive. Errol questioned the need for a reserve study and how anyone could establish prices so far into the future. Discussion was held regarding our current situation and what the study was likely to accomplish. Dottie motioned to have the study done, Phil 2nd. Passed 7/0. Jason motioned to have Reserve Study Group do the study, that the money to pay for this come from the deferred reserve account, and that the study will cost \$3295. Thomas 2nd. Passed 7/0. Phil offered to contact the company, asked the question about signing the contract, and was directed to sign the contract.

Speed bumps: discussion was held regarding this item and it was decided to have Errol try to remove one speed bump to determine if it could be done in-house.

Painting bids: discussion was held regarding the bids that were supplied. Kathy recommended Town & Country, as she has used them before on other properties. Discussion was also held regarding how to paint the faux brick and Errol recommended trying one area out of normal sight and making the decision based on the trial. Errol

motioned to use Town and Country, Marlene 2nd. Bid amount is \$243,030.00. Jason asked Kathy to try negotiating the contract lower, to which she agreed to try. Motion passed 7/0.

6. Unfinished business:

Tree removal: discussion was held regarding trimming or removing the tree. Jim said the tree was trimmed as far as possible already. Thomas motioned not to remove, Dottie 2nd. Passed 7/0.

Errol discussed that a stump in front of building B needed to be removed. Jason motioned to get an estimate to remove. Errol 2nd. Passed 7/0.

7. ON-going projects:

Faux brick replacement... done.

Painting...bid accepted and voted on.

Speed bumps...already discussed.

Cameras.....tabled.

Gutters...tabled until after painting.

Violations discussed: Phil discussed having sent out many letters from previous board meeting and that the time to readdress had not yet elapsed.

Phil was directed to send out letters to units 2950, 2956, 2968, 2971, 2972, 2973, 3103, 2990, 3144, 3137, 3135, 3139, 3138, 3134, 3128, 3123, 3096, 3101, 3010, 3078, 3084, 3080, 3082, 3054, 3056, 3058, 3064, 3046, 3042, 3058 per the list supplied by Thomas. Discussion was held regarding having Jim review trees and bushes that need to be trimmed or removed. Discussion regarding Adam no longer employed and that an assistant is being looked for.

Public comment regarding the vouchers and how they worked.

Public discussion about replacing a rear window and specs required. It was discussed that the replacement needed to match as closely as possible to original window.

8. Next meeting: Jan 12, 2026 6pm.

9. Meeting adjourned: Motion Jason, 2nd Thomas. Passed 7/0.