

**Minutes of the Organizational Meeting of the
Camelot Residences Association Inc.
On February 26, 2024 at the Onsite Office**

Call to Order:

Management called the meeting to order at 6:00 p.m.

Establishment of Quorum:

Board members present were Marlene Blankenship, Kim Lucks and Jordan Zueger. Jason Andersen attended via cell phone. Kathy Watts represented Dragon Property Management.

Approval of Minutes from December 11, 2023:

Marlene Blankenship made a motion to approve the December 11, 2023 Board Meeting minutes. Jordan Zueger seconded the motion and the motion passed by unanimous voice vote.

Financials:

Kathy reported that 5 five units were sent to the attorney for collections and liens. Three have paid their past due bill and were working on sending additional units. Reserves are being funded on time and all bills are paid. Owners are entitled to a copy of the review when it comes available.

Elections of Officers:

Marlene Blankenship made a motion for the Board positions remain the same as the previous year. Jason Andersen seconded the motion and the motion passed by majority voice vote.

The 2024 Board of Directors is as follows:

President: Jordan Zueger

Vice President: Jason Andersen

Treasurer: Kim Lucks

Secretary: Marlene Blankenship

Old Business:

Speed bumps: Some speed bumps have been removed and when we save funds, more will be removed.

New Business:

Spectrum: Our contract ends in May. The Board approved to contract with Spectrum as the costs turned out to be less than if cable or internet were contracted separately. The proposal was sent to our attorney for review and a couple issues were noted. By offering the internet, residents will be able to stream the channels they wish and there are many free apps to download and premier channel apps, i.e., HBO, Netflix and Prime will be available for a monthly fee. Spectrum will send the information on what the procedure will be and a list of phone numbers to call for assistance. Management is presented the Spectrum contract for a signature.

Exterior Trim Boards: Many of trim boards are rotten and need replacement. Management is in the process of acquiring bids on either replacing them or removing all except the lower boards and stuccoing where the trim was removed and sealing it. If the cost to remove and stucco where needing is significantly lower in cost, the owners will have to vote on the removal. We would need 75% of owners to remove them.

Announcements:

Office: Management will still be on site Tuesday morning to collect payment, cut checks for invoices received and meet owners who have made an appointment. Jim Rogers will man the office in the afternoons. The association is looking into hiring 1 or 2 part time maintenance workers.

Next Board Meeting: The next scheduled Board meeting will be announced at a later time at the on-site office.

Adjournment:

With no further business to discuss, Marlene Blankenship made a motion to adjourn the meeting at 6:30p.m. Jordan Zueger seconded the motion and it passed by unanimous voice vote.

Respectfully submitted,

Kathy Watts

Kathy Watts, CMCA, LCAM

Dragon Property Management

Board of Directors, Camelot Residences Association, Inc.