

**Minutes of the Organizational Meeting of the
Camelot Residences Association Inc.
On May 20, 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 was not able to attend. Kathy Watts represented Dragon Property Management.

Approval of Minutes from February 26, 2024:

Marlene Blankenship made a motion to approve the February 24, 2024 Board Meeting minutes. Jordan Zueger seconded the motion and the motion passed by unanimous voice vote.

Financials:

Kathy reported that five units were sent to the attorney for collections and liens. We have started foreclosure on 2 units. Three have paid their past due bill and we're 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.

Old Business:

Speed bumps: As discussed at the last meeting, some speed bumps have been removed and when we save funds, more will be removed.

New Business:

Spectrum: Our contract ended 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 sent the information on what the procedure will be and a list of phone numbers to call for assistance.

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 needed is significantly lower in cost, the owners will have to vote on the removal. We would need 75% of owners to remove them.

Community Bulletin Board: Marlene Blankenship made a motion to purchase a stand alone 45" x 42" community board which will be placed in the grass by the office and discussed at the Annual Meeting. The cost is \$1081.82 and we will be adding solar lighting and possibly extending the roofline. Kim Lucks seconded the motion and the motion passed by unanimous voice vote.

Announcements:

Our President, Jordan Zueger has tendered his resignation from the Board, He has sold his unit and will be moving soon. Jason Andersen will be filling the President position. The remaining Board and Management will be entertaining applications for the Board until the next Annual Meeting.

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 6:15p.m. Kim Lucks 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.