

## MINUTES OF THE 7/14/25 CAMELOT BOARD MEETING

1. Meeting was called to order by Jason Andersen at 6:00.
2. A quorum was met with all board members present, Dottie Holgren joined the meeting by phone at 6:05pm. Kathy Watts represented Dragon Management. Jim Rogers represented on-site maintenance.
3. MOTION to approve the Minutes of the 6/10/25 meeting was made by Phil Dore, 2<sup>nd</sup> by Thomas McBreen. Motion passed 6-1 abstained.
4. Financial Update: Kathy will be sending 9 units to collections over the next few weeks. 3 units have been sent 30 day notices. 3 more units are supposed to be paying soon. The Home Depot, Lowes and Cumberland Farms credit cards, all issued with Kim Lucks name, have been canceled. New cards are being applied for. In the interim, staff pays cash and is reimbursed.  
Kathy asked if the Reserve Account "Deferred Maintenance" could be used to pay for the on-going building repairs; planter box borders, faux brick repairs, rather than charging the repairs to "Repairs" using the operating funds. Limit of \$1000 per month, if more needed to ask for Board approval.  
MOTION Marlene, 2<sup>nd</sup> Thomas. Passed 7/0.
5. New Business:  
Errol wants Kathy to over-see bids and work with contractors, rather than having other Board members doing these jobs.  
MOTION Errol, 2<sup>nd</sup> Kameron.I Passed 7/0.  
Board assignments: Phil wanted to add Evelyn Gowans to Compliance/Fining Committee as another person to choose when the need arises for the committee to meet.  
MOTION Jason, 2<sup>nd</sup> Thomas. Passed 7/0.
6. Unfinished Business:  
Fining Committee topic: discussion to send letter regarding fining committee meeting to Unit 2979 for continuous Noise violations. Approved.  
Discussion to send letter regarding fining committee meeting to Unit 3110 for excessive stuff outside rear of unit. Approved.  
Phil gave update of progress of violations. It was discussed to send first formal letters to all units that have screen room violations, those that ignored the "polite" request to correct.  
Discussion about the office unit boarded screen room. Jim will research moving files out of screen room and cost/ability to return screen room to original condition.  
Discussion about various screen room alterations and pictures distributed amongst members. Phil to research rules regarding blinds and colors that are approved as alternatives to things now being used. It was agreed, also previously discussed, that blinds were OK but lattice was not.
7. On-going projects:

Meters are still being changed out. Approximately 70 need to be done and approximately 15 have been done to date.

Building trim project is complete.

Planter bed framing project is on hold until new credit cards are obtained. Discussion about walkway outside lower units to water boxes. Errol showed pics of his version.

Faux brick project is on-going.

Painting project has not yet been decided upon. Issues raised by Phil, after physical walk and review with Thomas, include whether to paint upper walks. Majority not in favor. Other issues include pressure washing of upper walks, which Jim and Errol said was being done now. Other issues: painting of entry doors, hose hangars to remove or not...Errol does not want them removed, others do. Dryer vents need to be replaced. Colors and responsibility discussed. No resolution. Screen rooms that have been altered, requiring painting, was discussed. It was agreed to research city to see if building permits were pulled for 3142 & 3004. Phil will do this. Other discussion: door address signs. No resolution. Plants against buildings between A/C pods...Jim said they had been removed and ground sprayed. The building drip line was discussed. Errol recommended either gutters or drain swale. Errol to get his gutter contact information to Kathy for an estimate when the time comes.

Speed bumps...no further action at this time.

Manager report: Jim supplied daily reports from 6/2-7/11. Phil asked Jim to add any safety issues that he notices to future daily reports.

8. Public Comment:

Pets not being picked up after. Discussion about pets that were allowed. It was agreed to have Phil send letters to all permitted pet owners reminding them about picking up after their pets and leash rules.

Pool hours were discussed. It was agreed to change the pool hours to 8am-8pm and Jim to change the sign.

MOTION Thomas/ 2<sup>nd</sup> Kameron. Motion pass with 4 votes, 2 abstained, 1 voted for another variation.

Public wanted to know if water hoses were supplied. Jason said NO.

Public discussed fireworks. Phil asked to check Rules on fireworks within property.

Pool needs new trash cans. Jim to obtain when he gets the new credit cards.

9. Next meeting:

August 11, 2025 at 6pm.

MOTION TO ADJOURN: Jason, 2<sup>nd</sup> Dottie. Passed 7/0.