

Camelot HOA September 21, 2022 meeting minutes:

The meeting was called to order at 7:04 PM.

The following board members were present:

Esteban Senisias, Sue Shukstor, Tony Gavlin and Tracy Goeing.

We did not have enough board members for a quorum. There were no business items voted on. All items were table until the next meeting.

Motion to approve and accept the May 18, 2022 meeting minutes, that were emailed out, was seconded and approved.

## **TREASURER REPORT:**

### **May 2022 HOA Treasurer Report**

#### **2022 Bills**

- Mosquitoes \$5400 **Summer**
- Annual Secretary of State report \$11 **May** (Paid the \$11)
- Post office \$132 **October**
- Lawn care \$1300 budgeted and spent. We will need to pay more for the end of the season.
- Insurance **\$900** (Are we getting insurance?)
- Fertilizer Application \$240 **Summer** (Paid \$120 so far)
- Easter **April** \$90 (Didn't receive anything for reimbursement)
- Lawyer \$600
- Welcome Community **Yearly** \$100 (Haven't received anything for reimbursement. Many new neighbors have moved in. Are we doing this?)
- Block Party **Summer** \$450
- Halloween \$100
- Total Bills: \$9323

Current Balance of **\$3089.35** in the checking account

Current Balance of **\$2383.56** in the savings account

Current Balance of **\$8181.70** in the Edward Jones

Total assets **\$13654.61**

#### **2022**

**138 houses have filled out their paperwork**

**128 houses have paid**

**\$7600**

**Running a \$1723 deficit for the year**

Motion to approve and accept the September 21, 2022 Treasurer report, that was read, was seconded and approved.

#### **OLD BUSINESS:**

- Covenants - We received a letter from an attorney about how to proceed with HOA. We have several options.
    - Dissolve HOA
    - Rewrite all covantans for all homes in HOA
    - Re-Establish as a functioning and legal HOA
    - Continue running as is.
- Discussion was held. This was tabled to the next meeting for additional discussion and voting.
- Water Bills - Liaison to get in contact with water company to discuss price increases. This was tabled to the next meeting.
  - Insurance - We do need insurance up front. Treasurer to price insurance out for coverage up front. This was tabled to the next meeting. We will also look into E&O coverage for board members.

#### **NEW BUSINESS:**

- Halloween will take place on Sunday October 30th. We will start at 1pm with the parade in Galahad Ct. Trick or Treating will start immediately following the parade. It will last until 5pm. There will be prizes for best costumes.
- **Leaf Vacuuming:**

Starting around the middle of October and running through November (specific dates are weather dependent) the Troy Township Highway Department will have the leaf vacuuming service for residents in the unincorporated areas of Troy Township. Residents must rake leaves to the edge of the street so the vacuum machine can reach them easily. Do not put leaves in bags. Do not place leaves in ditches as the vacuum cannot reach leaves in ditch areas. Grass cuttings will not be picked up as we have no way of disposing them. Leaf pick up will likely overlap with the Tree Branch Pick-Up Program. It is important that you do not put twigs, branches or grass in with the piles of leaves. Items such as branches or twigs will cause very costly and significant damage to the vacuums.

Residents do not need to call to have leaves picked up. We have two vacuums that run every day throughout the township and continue to run until crews are caught up. Should an early snow or ice event happen, the Township will suspend leaf vacuuming while the roads are maintained as safety is our number one priority.
- **Tree Branch Pickup:** Tree branch pick-up will be ending on the 3rd Monday in October.

Motion to adjourn the meeting was made at 8:04pm. The motion was seconded and approved.