

Camelot HOA May 17, 2023 Meeting Minutes

The meeting was called to order at 7:02pm

The following board members were present: Esteban Senisais, Ashley Schmitz, Carey Brown, Heather Hinthorn, Amanda Kelly, Kara Spivey.

Motion to approve and accept the January 18, 2023 meeting minutes, that were emailed out, was seconded. The motion was voted on and approved.

Treasurer Report was submitted by Ashley Schmitz.

May 2023 HOA Treasurer Report

2023 Bills

- Mosquitoes \$5675.30 **Summer**
- Annual Secretary of State report \$11 **May** (Paid on 5/3/2023)
- Post office \$138 **October**
- Lawn Care \$1300 budgeted and spent. We will need to pay more for the end of the season.
- Fertilizer Application \$240 **Summer** (Paid \$60 on 5/16 so far)
- Easter **April** \$90 (Didn't receive anything for reimbursement)
- Welcome Committee **Yearly** \$100
- Block Party **Summer** \$450
- Halloween \$100
- Supplies \$266.15
- Total Bills: \$8370.45

Current Balance of **\$3535.43** in the checking account

Current Balance of **\$2385.14** in the savings account

Current Balance of **\$8218.67** in the Edward Jones

Total assets **\$14139.24**

2023

121 houses have paid

\$6655

Running a \$1715.45 deficit for the year

Motion to approve and accept the treasurer's report was made. Seconded, voted on and approved.

Old Business:

- **Covenants:** Working on ensuring the covenants are uniform throughout the neighborhood. Declaration and covenants started in 1965, in 1969 the HOA was formed. There are four sets of covenants. Carey worked to research this extensively at the Registrar's office. In order to update the covenants, all homeowners must be notified, a vote can be called, and then changes can be made. There are two sections of that have very restrictive covenants that are vastly different than the covenants for other properties. A majority vote for the properties with restrictive

covenants must be made to adopt the covenants for the less restrictive covenants. Once everyone is on the same covenants, then we can determine if we should adopt one set of less restrictive covenants. This has been a lot of work for Carey, and we greatly appreciate him taking time to work on this. Covenants can be amended. The process is a notice would be sent out to all homeowners, a meeting would be scheduled, and then new covenants would be voted on.

- If you need a copy of the covenants, please email camelotsecretary@gmail.com
- Motion was made to notify residents of Kipling Woods I & II and Camelot Woods to adopt Camelot I, II, III & IV covenants from 1965. The motion was voted on approved. Notices will be sent, meeting information will be included for the next HOA meeting, and ballots will be delivered and mailed back to the HOA.
- **Insurance:** Based on guidance received, the property at the front of the subdivision and liability for the board members will be obtained. The quote was presented and approved. Thank you to Amanda Kelly for working to obtain these quotes.

New Business:

- **Camelot Board Vote:** Election Vice President: Carey Brown, Treasurer, Ashley Schmitz, Board Members: Kara Spivey, Tracy Goeing, Ken Maiberger, and Sue Shukstor.
- **Notification emails for meeting:** Is it possible to send an email reminder prior to meetings?
- **Concern** was expressed regarding music being played excessively loud. Disturbances should be reported to Will County Sheriff's office.

Motion was made to adjourn the meeting at 8:07pm

The motion was seconded, voted on, and approved.