

CAMELOT HOMEOWNERS ASSOCIATION
ASSOCIATION MEETING

November 20, 2024

7:00 PM

MINUTES

- I. Call to Order
 - A. Meeting called to order by Carey Brown at 7:04.

- II. Roll Call

| | |
|----------------|---------|
| Carey Brown | Present |
| Ashley Schmitz | Present |
| Kevin Hinthorn | Present |
| Amanda Kelly | Present |
| Kara Spivey | Absent |
| Ken Maiberger | Present |
| Sue Shukstor | Absent |
| Wayne Koesema | Absent |

Quorum is established with 5 of 8 active board members present.

- III. Minutes of Previous Meeting
 - A. Approval of minutes from the [May 15, 2024](#) and [September 15, 2024](#) meetings.
 - 1. **Motion to approve meeting minutes from May 15, 2024 and September 15, 2024. Seconded. All voted in favor. Motion passed.**
- IV. Treasurer's Report, as of November 20, 2024.
 - A. November 2024 HOA Treasurer Report

| Item | Amount | Timing |
|---------------------------|-----------|----------|
| Mosquito spraying | \$5800.00 | Summer |
| Secretary of State Report | \$11.00 | May |
| Post Office | \$138.00 | November |
| Lawn Care | \$845.00 | |

| | | |
|------------------------|-------------|----------|
| Fertilizer Application | \$240.00 | Summer |
| Welcome Committee | \$0 | |
| Block Party | \$0 | Summer |
| Halloween | \$0 | October |
| Insurance | \$1730.00 | Annual |
| Sign Repairs | \$2800.00 | One time |
| Total Bills | \$11,564.00 | |

Current Balance (checking account): \$2,969.92

Current Balance (savings account): \$2,392.13

Current Balance (Edward Jones): \$8,218.67

Total assets: \$13,573.72

131 houses have paid dues for 2024

1. **Motion to approve treasurer's report for November. Seconded. All voted in favor. Motion passed.**

V. Old Business

A. Update on the Camelot sign repairs.

1. Approval at September meeting to make repairs to the Camelot sign, at a maximum cost of \$4000.
2. A contractor was selected, but unfortunately has a personal injury and can't complete the repairs before winter.
3. Ken is in contact with another contractor and will hopefully begin work soon.
4. If repairs can't be made before winter, the broken top caps will be sealed to prevent further damage.

B. Update on the HOA status research.

1. Lengthy discussion on HOA status and conversations with the attorney. Nothing new to share on this.
2. **Motion that any future conversations with the Attorney need to have the President, Treasurer, and Secretary present. Seconded. All voted in favor. Motion passed.**

VI. New Business

A. Elections for open positions

1. Sue Shukstor has resigned from the board due to her unavailability to attend meetings. Thank you Sue for all your contributions!

2. Pete DeCraene, Erik Borne, Julia O'Dell, and Margaret Manthey all expressed interest in joining the board and shared some background about themselves.
 3. **Motion was made to approve all 4 board members: Pete, Erik, Julia, and Margaret. Seconded. All voted in favor. Motion passed.**
 4. **Motion was made to appoint Erik as President. Seconded. All voted in favor. Motion passed.**
- B. Directors & Officer Insurance for the Board
1. Ashley has been working with the insurance company and will contact each board member to obtain information that the insurance carrier requires.
- C. Frontage Road construction
1. Concerns were raised over the suspension of some bus service and potential for more services to be suspended. Kevin will pull contact information together and connect the School District, Troy Township, and IDOT.
 2. Ken Maiberger shared that he attended the Troy Township meeting and also talked to Dave from IDOT. The official target is still December 15th to reopen both lanes, although it could happen sooner. A meeting will be held with homeowners before the Spring construction work resumes for IDOT and Troy to share details. The Spring lane closure will have a single lane down the middle that's 11+ feet wide, which will be much better than the current narrow single lane. There has also been discussion on creating an emergency ramp from the I-55 ramp to the frontage road by Leisure Lake, for emergency use only.
 3. Ken has volunteered to continue being the liaison with Troy Township.
 4. Steven Beaudoin has volunteered to be the liaison with Troy Fire Dept.
- D. Ashley is working with the mosquito company to re-submit payment for the 2024 spraying since there were problems with the prior check.
- E. Halloween discussion
1. **Motion to postpone this discussion until the January meeting. Seconded. All voted in favor.**
- F. 2025 budget and dues planning
1. Board will work via email to begin planning for the 2025 FY budget and dues.

VII. Announcements

- A. Next meeting is January 15, 2025.

VIII. Adjournment

- A. **Motion to adjourn at 8:51 PM. Seconded. All voted in favor.**