

CAMELOT HOMEOWNERS ASSOCIATION
ASSOCIATION MEETING

January 15, 2025

7:00 PM

MINUTES

- I. Call to Order
 - A. **Meeting called to order by Erik Borne at 7:09pm.**

- II. Roll Call

Erik Borne (President)	Present
Carey Brown (Vice President)	Absent
Ashley Schmitz (Treasurer)	Absent
Kevin Hinthorn (Secretary)	Present
Kara Spivey	Present
Amanda Kelly	Present
Pete DeCraene	Present
Ken Maiberger	Absent
Julia O'Dell	Present
Wayne Koesema	Present
Margaret Manthey	Present

Quorum is established with 8 of 11 board members present.

5 non-board members were also present.

- III. Minutes of Previous Meeting
 - A. Approval of minutes from [November 20, 2024](#) meeting.
 - 1. **Motion to approve meeting minutes from November 20, 2024.**
Seconded. All voted in favor. Motion passed.
- IV. Treasurer's Report, as of January 15, 2025
 - A. Reviewed and approved during budget discussion.

V. Old Business

A. Frontage Road Construction

1. Troy Township has been doing a good job with salting and plowing to ensure the underpass isn't icy.
2. The board will confirm plans for Spring construction and whether a meeting will take place before construction resumes. Details will be communicated by the board once we have them.

B. Camelot sign repair

1. No updates until Spring.

VI. New Business

A. Event Dates

1. The board discussed that the events/dates for the year will be confirmed at the January meeting each year. This will allow for any abnormalities with that particular year to be discussed and addressed.
2. Easter Egg Hunt
 - a) **Flashlight egg hunt will take place Friday April 11th - 9 p.m.**
 - b) **Morning egg hunt will take place Saturday April 12th - 9 a.m.**
 - c) It has been a challenge getting the eggs filled. A suggestion was made to offer this as service hours for any high school students that need hours. We will share details about how to help in the coming months.
 - d) **We are looking for a volunteer to host this event.** If anyone would like to volunteer, please let us know and we can discuss the details.
 - e) Ryann Spivey will be the Easter bunny again this year.
3. Summer block party
 - a) Discussion around how to ensure this event is successful and appealing to homeowners. Ideas were discussed around having a neighborhood band play music, renting a bounce house, having a food truck, etc.
 - b) **Date - Tentatively planned for Saturday, August 16th.**
 - c) Location - Hickory Walk was suggested since it receives little traffic and is central to the neighborhood.
 - d) The board will continue to investigate these details and begin planning.
4. Halloween
 - a) **Motion to have trick-or-treating on Sunday October 26th. Seconded. All voted in favor. Motion passed.**
 - b) Trick-or-Treating will be Sunday October 26th from 1-5 p.m.
 - c) Parade will take place at 1 p.m.
 - d) Amanda Kelly volunteered to organize the parade this year.

B. 2025 Budget and Dues

1. Discussion was held around balancing the budget and ensuring we don't continue to run at a deficit. Without any changes and assuming similar dues payments from prior years, we would have a deficit of over \$6000 for 2025.
2. Mosquito Abatement was discussed since it's the largest part of our budget and continues to increase each year.
 - a) Troy Township currently arranges for mosquito abatement 4 times a year in Camelot. Details can be found here:
<https://www.troytownship.com/mosquito-abatement/>
 - b) The board will talk to Troy Township to see if there are options to increase the number of treatments.
 - c) Homeowners also have the option of privately contracting with a pest/mosquito company to have your yard treated.
3. **Motion was made to approve the proposed budget (see Appendix A). This includes removing mosquito abatement for 2025 and keeping dues at \$55. 8 voted in favor and 2 voted against. Motion passed.**

C. Communication

1. Discussion on how the HOA communicates with members (e.g. website, Facebook, email, letters, etc.)
 - a) Desire is to get everyone's email address, but this has been a challenge. The board will investigate several options such as putting a sign out front with a QR code, Facebook post, requesting details as part of dues letter, etc.
2. Directory discussion.
 - a) Goal is to resume the paper directory in 2026.
 - b) Need to collect homeowner's information in 2025.
 - c) Confirm cost and company to print.
 - d) **If anyone has connections to a printing company, please let us know.**
 - e) Investigate sponsors/ads to help pay for it.
 - f) Further discussion will take place in 2025.

D. Board member roles and assignments.

1. Board will handle this offline.

E. Elections will take place in March for the positions of Vice President, Treasurer, and 4 board members. If you're interested in running for any of these positions, please let us know by emailing camelotsecretary@gmail.com

VII. Announcements

- A. The next meeting will be March 19th, 2025 at 7:00 p.m.

VIII. Adjournment

- A. Motion to adjourn at 8:27 PM. Seconded. All in favor. Motion passed.**

Appendix A - Budget

Dues Amount	# of Houses Paying (estimate)	Amount
\$55.00	135	\$7,425.00
Revenue	Amount	
Dues	\$7,425.00	
Expenses	Amount	Notes
Secretary of State Report	\$11.00	
Post Office	\$138.00	
Insurance	\$1,800.00	Will investigate less expensive options.
Lawn Care (front entrance)	\$1,540.00	
Easter	\$50.00	
Welcome Committee	\$100.00	
Summer Block Party	\$450.00	may increase as details are confirmed
Halloween	\$50.00	
Sign Repair	\$3,200.00	Approved in 2024. One-time cost for 2025.
Revenue	\$7,425.00	
Expenses	\$7,339.00	
Surplus/Deficit	\$86.00	
Current Assets (as of Jan 15, 2025)	\$10,843.72	