

Camelot Property Owner's Association

Board of Directors Meeting

AGENDA

Topic: CAM OPEN MEETING

Time: May 19, 2026, 8:00 am

Join Zoom Meeting

Meeting ID: 881 2247 8126

Passcode: 775809

1. Call to Order
2. Establish Quorum
3. Approve April meeting minutes
4. Review Financials
5. Old Business
 - a. Any outstanding ACR Requests?
 - b. City of Mesa 'Neighborhood Clean-Up'
 - c. Olympic entrance accident - status of claim
 - d. Phase II Walls
 - i. Inspection of 4/29/26, Diana's report of 05/07/26
 - ii. Reply from Jeff Denning, Mason
 - e. Paint Approval
 - i. Decision re: what to post
 - ii. Status of posting on website, newsletter
6. New Business
 - a. Homes for Sale Update
 - b. Tree Trimming Approval
7. Homeowners' Concerns
8. Adjourn Meeting

**Camelot Homeowners Association
Board of Directors - General Meeting Minutes
Tuesday, April 21st, 2026 – Zoom Meeting**

BOARD MEMBERS PRESENT:

Diana Marceau - President
Andrea Taibbi - Treasurer
Lisa McNamar- Member at Large

HOMEOWNERS PRESENT: 0

MANAGEMENT PRESENT: Elise Soehnlein – Community Manager

CALL TO ORDER:

With a quorum present, the meeting was called to order at 9:30 AM

MEETING MINUTES: Diana will review March minutes and vote to approve at May meeting.

APPROVE FINANCIALS: Elise will make corrections to February financials. Board will vote to approve February and March at the May meeting.

OLD BUSINESS:

Paint Choices- Board has vote to approve new paint options for the community. Diana will create a write up to allow homeowners to find more affordable paint options but must color match to the Dunn Edwards paint colors that are offered. Once received, Elise and Andrea will post the information for the community.

NEW BUSINESS:

1. Meet and Greet schedule for Friday, April 24th. Andrea will provide small bites, and all 3 Board members will be in attendance. Looking to get the community more involved.
2. Lisa will bring the questionnaire to Meet and Greet.
3. Diana and Lisa will be walking around the wash areas and creating the next phase for Deny at Liberty Construction.
4. Olympic and Recker corners need to be maintained- along with all corners of the community. Elise will contact Jimmy to clean up the palms/catus on Hermosa Vista

Homeowner Forum:

ADJOURNMENT:

The meeting was adjourned at 10:12 AM.

Camelot

Balance Sheet as of 4/30/2026

Assets	Operating	Reserve	Total
Assets			
01110 - Cash in Bank - Operating	\$20,415.23		\$20,415.23
01111 - Money Market/Savings 4436	\$4,677.60		\$4,677.60
01310 - Money Mkt/Savings 3294		\$22,519.19	\$22,519.19
Total Assets	\$25,092.83	\$22,519.19	\$47,612.02
Total Assets	\$25,092.83	\$22,519.19	\$47,612.02
Liabilities / Equity	Operating	Reserve	Total
Liabilities & Equity			
02300 - Pre-Paid Assessments	\$497.99		\$497.99
02600 - Reserve Equity		\$6,669.77	\$6,669.77
02603 - Olson Land Sale		\$9,000.00	\$9,000.00
02820 - Retained Earnings	(\$926.62)	\$6,850.00	\$5,923.38
02840 - Net Income	\$25,520.88		\$25,520.88
Total Liabilities & Equity	\$25,092.25	\$22,519.77	\$47,612.02
Total Liabilities / Equity	\$25,092.25	\$22,519.77	\$47,612.02

Camelot

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
INCOME							
04100 - Assessments	1,932.48	3,200.75	(1,268.27)	36,983.17	12,802.99	24,180.18	38,409.00
04102 - NSF Charges	-	-	-	10.00	10.00	-	10.00
04402 - Checking Interest	.95	1.67	(.72)	5.13	6.68	(1.55)	20.00
04600 - Transfer Fees	-	400.00	(400.00)	800.00	1,200.00	(400.00)	3,600.00
04850 - Est Loss/Assessments	-	125.00	(125.00)	-	500.00	(500.00)	1,500.00
04900 - Fines	449.30	-	449.30	1,149.30	-	1,149.30	-
Total INCOME	2,382.73	3,727.42	(1,344.69)	38,947.60	14,519.67	24,427.93	43,539.00
Total Income	2,382.73	3,727.42	(1,344.69)	38,947.60	14,519.67	24,427.93	43,539.00
Operating Expense							
LANDSCAPE GROUNDS							
05505 - Monthly Landscape	1,000.00	1,000.00	-	4,109.00	4,000.00	(109.00)	12,000.00
05506 - Walls	-	83.33	83.33	-	333.32	333.32	1,000.00
05507 - Palm Trees	-	166.67	166.67	60.00	666.68	606.68	2,000.00
05508 - Other-Chemicals & Shrubs	385.00	125.00	(260.00)	624.80	500.00	(124.80)	1,500.00
05516 - Trees - Removals	-	83.33	83.33	-	333.32	333.32	1,000.00
Total LANDSCAPE GROUNDS	1,385.00	1,458.33	73.33	4,793.80	5,833.32	1,039.52	17,500.00
ADMINISTRATOIN							
05805 - Management	646.46	646.46	.00	2,585.84	2,585.86	.02	7,757.57
05810 - Taxes and Fees	50.00	47.92	(2.08)	50.00	191.68	141.68	575.00
05815 - Office Supplies	-	8.33	8.33	-	33.32	33.32	100.00
05820 - Postage/Copies	26.57	41.67	15.10	195.90	166.68	(29.22)	500.00
05825 - Bank Fees	-	-	-	20.00	-	(20.00)	-
05830 - Annual Meeting	-	-	-	76.00	-	(76.00)	-
05831 - Insurance	1,399.50	227.03	(1,172.47)	1,399.50	908.13	(491.37)	2,724.35
05833 - CPA	-	440.00	440.00	-	865.00	865.00	865.00
05836 - Legal Fees	-	41.67	41.67	-	166.68	166.68	500.00
05840 - Meeting room rental	-	-	-	-	100.00	100.00	100.00
Total ADMINISTRATOIN	2,122.53	1,453.09	(669.44)	4,327.24	5,017.35	690.11	13,121.92
RESERVE CONTRIBUTION							
09910 - Reserve Allocation	1,076.42	1,076.42	-	4,305.68	4,305.68	-	12,917.08
Total RESERVE CONTRIBUTION	1,076.42	1,076.42	-	4,305.68	4,305.68	-	12,917.08
Total Expense	4,583.95	3,987.84	(596.11)	13,426.72	15,156.35	1,729.63	43,539.00
Operating Net Total	(2,201.22)	(260.42)	(1,940.80)	25,520.88	(636.68)	26,157.56	.00
Net Total	(2,201.22)	(260.42)	(1,940.80)	25,520.88	(636.68)	26,157.56	.00