

**Camelot Homeowners Association
Board of Directors - General Meeting Minutes
Tuesday, July 21st, 2026 at 9:30am – Zoom Meeting**

BOARD MEMBERS PRESENT:

Diana Marceau - President
Andrea Taibbi – Treasurer
Jeff Poshka – member

HOMEOWNERS PRESENT: 0

MANAGEMENT PRESENT: Rachel Rowe – Community Manager

CALL TO ORDER:

With a quorum present, the meeting was called to order at 9:28 AM

MEETING MINUTES: Tabled, may be approved via email with unanimous written consent

APPROVE FINANCIALS: Andrea made a motion to approve the June 2026 financials with the correction of \$891 spent for landscape maintenance with the additional \$1,000 paid for landscape maintenance in June forwarded to the July 2026 financial. Diana seconded. Motion passed.

OLD BUSINESS:

- a. Walls Project- Olympic
 - i. Olympic Circle monument repair has been completed.
 - ii. Rachel will contact the insurance adjuster on a weekly basis until the association is reimbursed for the repairs that had to be completed due to the auto accident.
- b. Walls Project- Phases 2 and 3
 - i. Phase 2 - Rachel informed the board that Denny will have quotes for Phase 2 wall repairs completed by 7/27.
 - ii. Phase 3 - Denny will be ready to quote Phase 3 immediately after completion of Phase 2 proposals. Diana will get Phase 3 wall repair specifications completed for Denny.
- c. Approved Paint Colors
 - i. Dunn Edwards update- Ariel sent finalized paint color information including colors, Camelot discounts, and locations of Dunn Edwards stores in East Mesa. He also included some other helpful information regarding painting that Andrea will include in the newsletter.
 - ii. Status of posting on Camelot website and in newsletter – Andrea will let Rachel know when it is ok to post Camelot paint colors to the website. Andrea will also update the newsletter and finalize.
- d. 3rd Quarter newsletter Status – Andrea is finalizing newsletter to post to the community website. Jeff will deliver newsletters to homes after talking with Diana on

how to deliver them. Rachel will send Diana list of members that has no email address on file.

NEW BUSINESS:

- a. Homes For Sale update- Rachel noted 3 homes that have for sale signs currently.
- b. Landscape Budget for 2027- Ultimate Lawn Care provided 2027 budget recommendations showing no increase for 2027 landscape maintenance, recommending \$4,500 for weed control, and other recommendations. \$4,500 is high for pre-emergent (weed control) so board instructed Rachel to notify Ultimate Lawn Care that tract A and O will be maintained by Diana and Jeff and will not require pre-emergent which should save on this cost for 2027.

Andrea noted that there is a cactus on Hermosa Vista by the gate (behind lots 75 & 76) that is smashed and may not be salvageable. Rachel will have landscaper look at this cactus and make recommendations.

Homeowner Forum: no homeowners present

ADJOURNMENT:

The meeting was adjourned at 9:58 AM

Respectfully submitted by Rachel Rowe – Community Manager