

Camelot Homeowners Association
Board of Directors - General Meeting Minutes
Tuesday, June 16th, 2026 at 10:00am – Zoom Meeting

BOARD MEMBERS PRESENT:

Diana Marceau - President
Andrea Talbbl - 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 10:05 AM

BOARD APPOINTMENT: Diana made the motion to remove Lisa McNamara as board member due to Lisa missing several board meetings and appointing Jeff Poshka to the vacant board seat. Andrea seconded. Motion passed.

MEETING MINUTES: Diana made a motion, Andrea seconded to approve the May minutes with the following corrections:

under Old Business 1. Correct ARC to ACR (Architectural Change Request).

Under Old Business 3. Add clarification that the insurance claim involved an auto accident on Olympic Circle that occurred on April 19, 2026.

Add to minutes - Lot 12 painting home with an unapproved paint color was discussed.

Motion passed.

APPROVE FINANCIALS: Andrea made a motion, Diana seconded. Motion passed.

OLD BUSINESS:

- a. Meet 'N' Greet on May 15th was a great turnout.
- b. Approved Paint Colors- Dunn Edwards new contact Ariel is working on updating info with Discount and locations in East Mesa instead of in Phoenix. New colors will be posted on community website and newsletter.
- c. City of Mesa Neighborhood Clean Up Spring 2027 - Andrea is going to look into private companies and the cost for a 40-yard container as City of Mesa's waiting list is long and the association may make it available twice per year if the cost is minimal.
- d. Walls Project- Rachel will get with Deny on timing of completion of Phase II walls and find out when he will need specs and scope for Phase III to provide a proposal.
- e. Andrea made a motion to approve the proposal for \$3,875 from Deny for the repairs needed at Olympic Circle, Diana seconded. Motion passed. It was also noted that the insurance company of the auto that caused this damage has a \$25,000 policy and has a BMW to cover as well. Association will get something from the claim, but it may not cover the entire cost of this repair.

NEW BUSINESS:

- a. Homes For Sale update- Rachel will make notes of homes that have for sale signs up during inspections.
- b. Camelot entrances- board discussed asking members to donate plants for the planter boxes at the entrance via the community newsletter
- c. 3rd quarter newsletter Ideas-
 - 1. Board discussed offering advertisements for businesses in the community on a first come first serve basis to fill in any empty space in the newsletter.
 - 2. Ask owners to volunteer for a landscape/planting committee for the fall. Jeff and Andrea expressed interest in being part of the committee.
 - 3. Ask community for a realtor volunteer to provide a report periodically on for sale and sold homes in the community.
 - 4. Board discussed possibly of getting a stand where newsletters could be readily available for owners to get, located in a common area noting that many elderly owners may not utilize the community website.

Homeowner Forum: no homeowners present

ADJOURNMENT:

The meeting was adjourned at 10:42 AM

Respectfully submitted by Rachel Rowe – Community Manager