
**CAMELOT LAKES VILLAGE HOA
BOARD OF DIRECTORS MEETING
MONDAY APRIL 7, 2025
Clubhouse card room**

Call to order- Pam Bentz @ 6:30 pm with 35 members attending

PLEDGE OF ALLEGIANCE- Glenn Addis

ROLL CALL- Pam Bentz, Connie Flanagan, Gail Reichert, Glenn Addis, James Coe, Phyllis Kenline, Denette Groff. Absent excused Keith McManus

AGENDA ADDITIONS/APPROVAL- None noted. Motion approved. ALL IN FAVOR

SECRETARYS REPORT- Gail Reichert requested a motion to waive the reading of the BOD minute. Connie Flannigan second the motion

TREASURERES REPORT- Pam Bentz- see attached reports. Motion to accept Glenn Addis, Connie Flannigan second the motion.

COMMITTEE AND GROUP REPORTS

COMMUNICATIONS: Connie Flannigan - May COVE Rambler submitted to Ally.
Please go to HOA Website to get real answers to questions that are being asked. New resident orientation will have a member of the HOA present from now on. See Phyllis Kenline to be added to the HOA email blasts. All HOA communications are in the lobby by Ally's desk. New podium to be used at all meetings, one at a time, no outbursts. Please silence cell phones during meetings.

FINANCE: Pam Bentz- see attached paperwork. Pam is working on getting insurance reps to come talk to residence about insurance for their homes.

FMO: James Coe-Asking everyone to read up on what the FMO does for us and to consider joining.

MEMBERSHIP: Phyllis Kenline-total membership as of 4-7-2025 is 282. New resident folders are being made up. Compiling a list of new residence in the park.

POLICY AND PROCUDURES: Pam Bentz- no change

SPECIAL EVENTS: Gail Reichert- Is COVE doing any summer activities?

VETERANS COMMITTEE: Gail Reichert- Any suggestions we Gail Reichert or Patti Bond.

VETERANS WALL: Patti Bond- Veterans Day lunch are HOA funded. We currently have 100 veterans in the park but only 30 photos. Please submit them to her. Pictures hang on the wall until they pass then get moved to the memorial wall with a plaque. They will no longer be using dog tags.

OLD BUSINESS: Pam Bentz- answered question about COVE employee living in the park. Yes they can January 1995 acr states employees can reside in the park.

NEW BUSINESS: Pam Bentz- list of streetlights that are out as of March 19 th. New compliance officer position to be held by James Coe. Duties to include but not limited to management ride along, maintenance work orders, old issues not being addressed by the park, streetlight outages and stump removal.

OPEN FORUM:

Nancy lot 504- employees living the park. Question previously answered

Jim lot 533- enforcing violations in the park. Who is doing this?

Harrison lot 405- RV park needs cleaned up looks like a trash dump

Patti lot 416- street light outages. State house bill 701 to help homeowners on low income. Is management erasing old gate codes as people move out? Please do not give your personal gate code out, use the monthly code.

Patti lot 321- Homeless people are still in the park so call 911 if you see them. Does manever change the monthly gate code set up?

Sylvia lot 439- work order system needs to be improved. No closure to questions in the meeting with Mike. Irrigation sys needs a bigger budget and a plan we can all see to when it will be done. Need the wooden fence taken down before 2026!

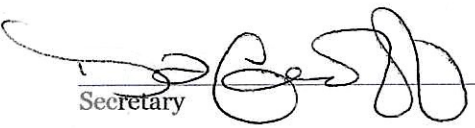
Karlotta lot 134- we need to receive communication from management on what's going on with work orders and requests. We should get weekly emails from Susan. Bring the SCOOP back!

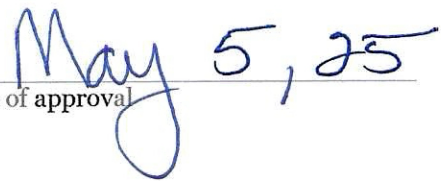
Jim lot 307- can maintenance go back to using tags on the doors when a job is completed? Tree trimming is still a major issue in the park.

Linda lot 516- who watches the security cameras and do they even work?

Charles lot 441- Pool needs shut down and cleaned! It's not being taken care of, there's no supervision or signing for rules on kids in the pool, shower tiles need fixed, plants are dead or dying and security door is broken. We need to find a bank with better interest rates.

MOTION TO ADJOURN: 7:55 pm - Pam Bentz


Secretary


Date of approval