

**CAMELOT HOMEOWNERS ASSOCIATION**  
**ASSOCIATION MEETING**

May 21, 2025

7:00 PM

**MINUTES**

I. Call to Order

A. **Meeting called to order by Erik Borne at 7:13 PM.**

II. Roll Call

Erik Borne (President)	Present
Jordan Miller (Vice President)	Absent
Ashley Schmitz (Treasurer)	Absent
Kevin Hinthorn (Secretary)	Present
Amanda Kelly	Absent
Pete DeCraene	Present
Julia O'Dell	Present
Wayne Koesema	Present
Margaret Manthey	Absent

**Quorum is established with 5 of 9 board members present.**

III. Minutes of Previous Meeting

A. Approval of minutes from April 2, 2025 meeting: [Link](#)

**Motion to approve meeting minutes. Seconded. All in favor. Motion passed.**

IV. Treasurer's Report, as of May 21, 2025

A. May 2025 HOA Treasurer Report

Item	Amount
Secretary of State Report	\$11.00
Lawn Care	\$1,300.00 (\$260 spent)

Fertilizer Application	\$240.00 (\$60 spent)
Easter	\$100.00
Welcome Committee	\$100.00
Block Party	\$450.00
Halloween	\$100.00
Insurance	\$1,800.00
Sign Repairs	\$3,075.00
Total Bills	\$7,176.00

Sign Repair has been paid for \$2800  
Sign Cleaning has been paid for \$275

Current Balance (checking account): \$5,456.49  
Current Balance (Edward Jones): \$8,220.78  
Total assets: \$13,677.27

129 houses have paid dues for 2025

**Motion to approve treasurer's report. Seconded. All in favor. Motion passed.**

V. Old Business

A. Dues update

1. 129 houses paid (131 paid in 2024)
2. Remaining checks will be deposited on Thursday May 22.
3. If anyone has questions or concerns on their payment status, please send us an email.
4. Dues can still be paid: [Flyer](#)

VI. New Business

A. Summer Block Party decision and planning

1. Date: August 16th - 4pm
2. The board discussed posting on Facebook and the website to advertise for the event and get a tentative headcount. Kevin will take care of this.
3. The board discussed options for the event:

- a) **Food:** board to supply meat (hot dogs, brats, burgers, etc.). Homeowners bring sides/desserts. Bring your own drinks. Lemonade stand?
- b) **Entertainment:** bands (ask neighborhood). Bounce house. Bags/yard games. Face Painting.
- c) **Garbage:** bagster
- d) **Bathrooms:** rent port-a-potty
- e) **Insurance:** need to quote a special event policy
  - (1) Kevin to ask Ashley for insurance info so we can get a quote.
- f) No pets allowed.
- g) Need contingency plan for bad weather. Delay a week. Impact on rentals needs to be considered.
- h) Board members will be assigned items to research and obtain quotes. We will check-in on June 18th for updates to confirm our plans and budget. A special session will be held if needed to approve the spending.

B. PO Box discussion

- 1. Discussion around whether we still need a PO Box. Everyone agreed that we don't need a PO Box, so it can be discontinued.
- 2. Kevin to talk with Ashley about her address being listed for official business, e.g. dues payments, etc.

C. Water Quality (given local findings in Channahon)

- 1. Discussed the findings in Channahon and what testing Prairie Path does.
- 2. Last testing for PFAS was in 2023.
- 3. We will contact Prairie Path to ask about future testing plans.

D. Garbage collection options

- 1. Troy Township is still investigating the single waste hauler initiative.
- 2. Kevin will follow up with Troy to express our interest and ask that they keep us updated on progress.

E. Garage Sales

- 1. Board is not planning to organize anything, but homeowners are welcome to coordinate a date and advertise.

VII. Announcements

A. Block Party - August 16th - 4pm

- a. Planning will take place over the next 4 weeks.
- b. Look for an update on the website and Facebook soon.

B. Next meeting is September 17 at 7:00 p.m.

VIII. Adjournment

- A. Motion to adjourn at 8:05pm. Seconded. All in favor. Motion passed.