

CAMELOT HOMEOWNERS ASSOCIATION
ASSOCIATION MEETING

January 21, 2026
7:00 PM
MINUTES

I. Call to Order

A. **Meeting called to order at 7:02pm by Erik Borne.**

II. Roll Call

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

Quorum is established with 7 of 9 board members present.

III. Minutes of Previous Meeting

- A. Approval of minutes from May 21, 2025 meeting: [Link](#)
- B. Approval of minutes from September 17, 2025 meeting: [Link](#)

Motion to approve meeting minutes from May. All in favor. Motion passed.

Motion to approve meeting minutes from September. All in favor. Motion passed.

IV. Treasurer's Report

- A. January 2026 HOA Treasurer's Report

2026 budget was covered later in the meeting.

Current Balance (checking account): \$1,981.92

Current Balance (Edward Jones): \$8,220.78

Total assets: \$10,202.70

132 houses paid dues for 2025 (similar to 2024)

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

V. Old Business

- A. Reflection on Halloween – notes for Halloween 2026
 - 1. Trick-or-treating went well with good turnout. People were happy with it being on the Sunday before Halloween.
- B. Block party planning / survey results
 - 1. 42 people responded

VI. New Business

- A. 2026 event planning
 - 1. Meeting Schedule
 - a) January 21, 2026
 - b) March 18, 2026
 - c) May 20, 2026
 - d) September 16, 2026
 - e) November 18, 2026
 - 2. Easter egg hunts
 - a) Hayden Lindsey volunteered to host this year.
 - b) Easter is April 5th.
 - c) March 27th - 9pm and March 28th - 9am proposed. Kevin will confirm with Hayden.
 - d) Budget of \$500 to fund candy and replace broken eggs.
 - 3. Block party
 - a) Date: August 22nd
 - b) Need to assign out tasks to research.
 - (1) Food - Jordan
 - (2) Garbage - Erik
 - (3) Music (DJ or band) - Jordan
 - (4) Games (cornhole, water balloons, etc.)
 - (5) Bring your own chairs
 - (6) Set up/clean up needs
 - 4. Halloween
 - a) Trick-or-treating: Saturday October 31st - 1-5pm
 - b) Amanda will host the parade on Kings Court

Motion to approve dates. All in favor. Motion passed.

- B. One Troy, One Hauler - March 17 referendum vote
 - 1. Public open house meetings at Troy Township Community Center
 - a) Saturday January 24 11am-2pm

- b) Wednesday January 28 5-8pm
- 2. HOA will share any additional information gained from these open houses.
- C. 2026 budget and dues planning

2026 Budget

| Revenue | |
|---------------------------------------|--------------------|
| Yearly Dues (estimated) | \$7,260.00 |
| Total | \$7,260.00 |
| | |
| Expenses | |
| Secretary of State Report | \$11.00 |
| Insurance | \$1,800.00 |
| Welcome Committee | \$100.00 |
| Lawncare | \$1,365.00 |
| Fertilizer | \$240.00 |
| Easter | \$500.00 |
| Block Party | \$2,500.00 |
| Halloween | \$100.00 |
| Total | \$6,616.00 |
| | |
| Net Surplus (Deficit) | \$644.00 |
| | |
| Current Assets | \$10,202.70 |
| End of 2026 Assets (estimated) | \$10,846.70 |

- 1. Dues will remain at \$55/year.
- 2. Notices will go out in early February.
- 3. Kevin will update the letter and Erik will finalize.
- 4. Erik will deliver in early February.
- 5. Payments due March 1st.
- 6. Received feedback that checks were not deposited in a timely fashion.
The board will ensure that this is addressed for 2026.

Motion to approve 2026 budget and dues. All in favor. Motion passed.

- D. March Elections
 - 1. President, Secretary, 3 Directors, plus 1 additional vacant director position.

- a) Kevin will share election information via the website and Facebook and solicit new board members to fill vacancies.

VII. Announcements

- A. The next meeting is March 18, 2026 at 7:00 p.m.

VIII. Adjournment

- A. Motion to adjourn at 8:07pm. Motion passed.**