

**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 Hinthorn (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**

<b>Revenue</b>	
Yearly Dues (estimated)	\$7,260.00
<b>Total</b>	<b>\$7,260.00</b>
<b>Expenses</b>	
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
<b>Total</b>	<b>\$6,616.00</b>
<b>Net Surplus (Deficit)</b>	
	<b>\$644.00</b>
<b>Current Assets</b>	
	<b>\$10,202.70</b>
<b>End of 2026 Assets (estimated)</b>	
	<b>\$10,846.70</b>

- 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.**