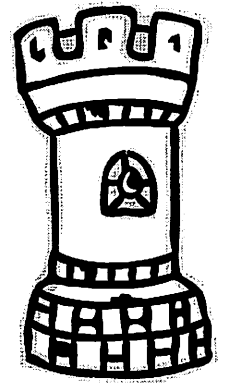


CAMELOT ESTATES ASSOCIATION (CEA)

457 Merlin Drive
Camdenton, MO 65020
PHONE: (573) 873-3137
FAX: (573) 873-8021

EMAIL: office@camelot-estates.org



March 26, 2024

Dear Camelot Estates Residents:

Included with this letter is your fiscal year (fy) 2024-2025 homeowner's association (HOA) billing statement. *If you have any questions or concerns regarding this billing, please contact the office immediately. **Payments must be received by the Office no later than May 01, 2024.*** Late fees will be assessed beginning May 02, 2024.

You will notice a new look to your billing. This is due to the change from Quickbooks desktop to Quickbooks online. Instead of a statement, you are receiving an invoice. The following options are available for payment this fiscal year:

- Check, Cash, Cashier's Check or Money Order. (As in prior years this may be mailed, placed in the drop box or brought to the office during business hours.)
- Ability to pay online using a credit / debit card or ach transfer.
 - *In order to use this option, you must call the office so an invoice with a payment link can be emailed to you.* The board has approved absorbing any fees associated with online payment for this fiscal year. The payment fee for CEA will vary depending on method chosen. The least expensive option will be ACH transfer.

A Special Meeting was held on March 18th, 2024 at 5:30 pm regarding a change to the language in the Covenants and By-Laws regarding Unimproved Lot dues in Sections 1 thru 11. All ballots submitted in advance and at the time of the meeting were tallied. *The ballot measure passed by the following counts: In Favor Of: 143 (75%). Opposed To: 47 (25%)*

As such the hoa dues for Unimproved property, in Sections 1 thru 11, owned prior to May 1, 2024 will remain at \$75.00 per fiscal year. Unimproved property that changes ownership on or after May 1, 2024 hoa fees will increase to \$475.00 per fiscal year. Change of ownership is defined as any new deed being recorded for said property.

The following changes to the Rules and Regulations were passed by the Board at the March 18, 2024 Board Meeting:

- On Page 4, Paragraph 1 under CLUB HOUSES:...Children under the age of 16 are not allowed to use the facilities without the presence of an adult who is 18 years of age or older. *Change the sentence to read: Children under the age of 14 are not allowed to use the facilities unless they are with an adult (18 years or older).*

- On Page 4, Paragraph 4 under CLUB HOUSES: ~~No one under the age of 16 is allowed to use the pool table at the Yacht Club without parental supervision. Parents should be present at the pool table at all times.~~ *Strike this paragraph.*
- On Page 5, Under SAUNA/WORKOUT ROOM:... No one under the age of 18 is allowed to use the workout room. Change the 5th sentence to read: *Children under the age of 14 are not allowed to use the workout room unless they are with an adult (18 years or older).*
- Camelot Estates Association contract for sanitary services with Republic Services will expire in September 2024. The board is currently seeking bids for trash service.
- A Major pool renovation project at the Lodge is underway. Repairs are on track to be completed by Memorial Day weekend.
- There were no applications for nominations to the board submitted. Therefore, there will not be a ballot included in this mailing. Nominations will be taken from the floor at the Annual Meeting.
- The Yacht Club now has WIFI available to the Residents of Camelot Estates:
 - Guest WIFI: YC GUEST
 - Password: 417Camelot
- FY 2024-2025 Board meetings will occur on these dates. Meetings start at 6:30 pm at the Yacht Club:
 - May 20, 2024
 - July 15, 2024
 - September 16, 2024
 - November 18, 2024
 - January 20, 2025
 - February 17, 2025
 - March 17, 2025

REMINDER: CEA Annual Meeting Saturday, April 27th, 2024 at 2:00 pm
Location: CEA Yacht Club at 417 Camelot Drive

If you are unable to attend the Annual Meeting and have any questions, concerns, comments, you would like passed on to the membership, please feel free to email or call the office at the contact information above.

Sincerely,

Kim Garrison
 CEA Office Manager

ADDITIONAL: COMMUNITY WIDE GARAGE SALE will be held on SATURDAY APRIL 13, 2024. REPUBLIC SPRING CLEAN UP will occur on Tuesday, April 23, 2024. Additional information will be posted on Facebook and Website as it becomes available.