

Camelot Subdivision Annual HOA Meeting

Weldon Spring City Hall
February 3, 2026
7:00 pm



2025 Camelot HOA Board – Trustees

- **John Hoenig – President**
- **Kristy Kniest**
- **JoAnne Dunaway-Treasurer**
- **Steve Swan**
- **Bernie Whalen-Grounds and Lakes**

If you would like to serve as a volunteer or have an interest being a Trustee, please notify us before the end of the meeting.

- We need new volunteers to become familiar with the HOA so we can smoothly transition when board members step down.
- Does not require a large time commitment.



Rules of order and meeting cadence

- The presenters will discuss each section and then address a few related questions so please hold all questions until the presenter completes each section.
 - If Q&A extends too long or questions require a complex answer, we will ask you to hold until the end of the meeting. We will continue to answer questions until 8:30 pm or until questions are exhausted.
 - Online participants: Please email questions to joanne.camelot@gmail.com
- Questions submitted during the meeting will be answered within the next week.



Agenda

- i. HOA Board
- ii. Rules of Order Meeting Cadence
- iii. Agenda
- iv. City & Village and Services Funded by your Annual Assessments
- v. Finances
- vi. Looking Ahead
- vii. Stormwater Sewer System
- viii. Amendment to Covenants
- ix. Lakes, Trails and Common Grounds Update
- x. Volunteers
- xi. Open Q&A

City & Village Tax Office

- Collect our Assessments and Disburse Funds
- Assessments can be paid through the portal on their website
- **Reminder: HOA Fee due by 1 Jan (delinquent on 2 March)**
- Presently we use the Camelot Facebook page and Annual Newsletter & Meeting to communicate with the Homeowners. Email addresses would be helpful
- **Please register as a homeowner on the City & Village portal. Through the portal you can check the status and pay your assessments. Your email and phone info is valuable to both City and Village and your HOA.**

Services funded by your Annual Assessments

- Leased streetlights and service costs
 - Water, irrigation, and low voltage lights at monument area
 - Lawn maintenance common grounds of about 11 acres
 - Retention pond maintenance: natural water treatment, fish, aerators, banks and dredging
 - Maintenance of paths
 - Maintenance of street signs and other signs
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- Seasonal decor at monument area
 - Liability insurance for common grounds and for directors/trustees
 - Insurance on monuments
 - Operating expenses of the Association: taxes, fees to City and Village, CPA, legal fees, postage and mailings
 - Security certificates, domains, contractor for our web site

Finances

2025 Review

2026 Budget

Fiscal Year End 2025

- FYE resulted in a cash balance of \$182.8k but this cash balance includes prepaid 2026 Assessments of \$9.2k for a book over-statement of cash of this amount.
- Total Expenses were approximately \$20k lower than the previous year because less was spent on erosion control and storm damage.
- The most significant extraordinary repairs in 2025 were the drainpipe repair on Camelot Lake for \$7.2k, refurbishment of the monument landscaping for \$7.6k, plus storm damage and tree removal for \$7.5k.

Budget for 2026

- Anticipating total income to increase 3.7% to \$102k
- Many of our expenses are related to the severity of the weather and the aging of the community, so they can vary from year to year as we respond to what nature throws our way.
- Total expenses for 2026 are budgeted to increase from \$90k to \$128k because we have budgeted \$25k for lake bank reconstruction at Lower Perceval Lake and \$30k for potential storm sewer inspections/repairs.

Impacts to Our Financial Future

- Camelot is an aging community, 30 years old
- As a result, there are issues related to the age of the community which will need to be addressed over time, here are three such items:
 - **Dredging the lakes:** these are six figure expenses, it's messy and dredging takes months.
 - **Mitigation of the erosion into the lakes and erosion of the lake banks:** the last two years we have engaged the services of two erosion specialist companies to insure we are approaching the issues properly
 - **Storm Sewer Maintenance:** we have a legal disagreement with the City of Weldon Spring: They are asserting the storm sewers were never properly dedicated and accepted by the City. They say it is the homeowner's responsibility to maintain shared/common storm sewer lines. More on this below.

Looking Ahead

- Special Assessments may be necessary to address erosion, the degradation of the lake banks and potentially for the maintenance and repair of the storm sewer system.
- Possibly Amending the HOA bylaws to allow the HOA to pursue a resolution to the storm sewer issue

Stormwater Infrastructure Responsibility

- In 2022 the City of Weldon Spring determined that they would no longer maintain or repair the stormwater infrastructure beyond the street right of way, 12.5 ft from the curb.
- They asserted the City did not specifically accept the dedication of the stormwater lines at the time of street dedication and it is the responsibility of the homeowners to make repairs on shared lines and inlets.
- HOA's position: it is neither reasonable or practical to expect individual homeowners to maintain shared/common lines which run through multiple properties.
- Our covenants limit homeowner responsibility to private lateral lines for sewage, gas, and water.

Amend HOA Covenants to Allow HOA to Pursue a Resolution

- The present covenants do not provide authority for the HOA to represent homeowner's interest on individual owner's lots. Only the common areas.
- To pursue a resolution, we need to amend the covenants in a limited and very specific manner to allow the HOA to represent the homeowners in this issue by assigning the maintenance and ownership of the pipes to the HOA as common areas.
- Additionally, the HOA would need to add language to allow our assessments to pay for legal, maintenance and repair costs associated with the Stormwater Sewer System.

Amend HOA Covenants to Allow HOA to Pursue a Resolution

To amend the covenants we will need your help!

- It will take 60% of the homeowners to vote yes on a ballot to agree to the amendment.
- To accomplish this, we will need your help spreading the word that this is an important issue.
- In addition to correcting what could become a messy issue over time, it may ultimately effect home values if the system falls into disrepair or disputes arise over responsibility or willingness to make repairs.
- There is logic to address this sooner rather than later as the system is aging.

Possible Outcomes

- Go through the necessary steps required by the City to properly dedicate the Stormwater Sewer System. This would include inspection and repair to bring the system up to standards “acceptable” to the City .
- The City appears willing to consider but not generally inclined to accept the dedication.
- Allow the HOA to “self insure” and perform maintenance and repairs to the system through HOA dues.

Lakes

- Must be maintained consistent with Federal Clean Water Act
- Contract with Solitude Lake Management renewed for 2026
 - inspect 3 lakes twice/month
 - address algae, weed, shoreline and aquatic control
- Lakes are periodically restocked with appropriate fish through Curryville Fishery.



Common Grounds, Trails and Lakes Update 2025

- Washed out trails repaired, brush and dead trees removed
- Vegetation planted on slope of Upper Perceval to help with erosion
- Drainage pipe repair to Camelot Lake
- 2025 we contracted for repairs to the eroded bank on Lower Perceval however the work will be completed in 2026. Received input from lake erosion specialist and the homeowners bordering the lake prior to engagement.

Repair Washout on Trails



Camelot Lake Pipe Repair



Camelot Lake Pipe Repair



Camelot Lake Boulder Repair



Common Grounds, Trails and Lakes 2026

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- Received input from lake erosion specialist and the homeowners bordering the lake prior to engagement.

Lower Perceval Bank Erosion



Lower Perceval Bank Erosion



Lower Perceval Bank Erosion



Thanks also to Pam Hanson and Pattie Mollet who plant native plants throughout the common areas.

Seasonal Decor
at Entrance:

Thanks to
Terri Fessler
and volunteers



Any Trustee Volunteers?

- We would welcome anyone with interest in serving at some time in the future.
- Kristy Kniest will be leaving the board at the end of this next term and we like to have a replacement for her by years end.

Open Q&A
