

****IMPORTANT INFORMATION FOR CSOA MEMBERS****

**ENCLOSED IS THE 2017 ANNUAL MEETING INFORMATION FOR
CAMELOT SHORES OWNERS ASSOCIATION MEMBERS.**

**IF YOU ARE UNABLE TO ATTEND THE ANNUAL MEETING ON
AUGUST 12, 2017 AND WILL NOT VOTE ELECTRONICALLY, PLEASE
RETURN YOUR PROXY TO:**

**Camelot Shores Owners Assoc.
P.O. Box 332, Usk, WA 99180**

Your proxy must be received at the above address by August 7, 2017

CSOA ANNUAL MEETING SCHEDULE FOR AUGUST 12, 2017

- | | |
|-------------------------|---|
| 10:00 – 10:30 am | Sign-in for Camelot Shores Owners Assoc. Annual Meeting |
| 10:45 am | - Begin CSOA Annual Meeting |
| 11:00am(approx) | CSOA Board Meeting – Election of Officers and CC&R Amendment |

Camelot Shores Owners Association

P.O. BOX 332, USK, WASHINGTON 99180

July 10, 2017

Official Notification of Camelot Shores Owners Association Annual Meeting

Meeting Date: August 12, 2017

Time: 10:00 am – 10:30 am - Sign-in
10:45 am – Begin Meeting

Location: Skookum Rendezvous RV Resort Lodge
1432 Lenora Drive
Usk, Washington, 99180

Dear Members;

The Annual Meeting is open to all members of Camelot Shores Owners Association and Skookum Rendezvous Owners Association and we hope you are able to attend.

An electronic voting system has been put in place for this election. If you are signed up for paperless communication you will receive electronic voting information in an email. Voting will begin electronically on July 24th and will continue through August 7th. All items to be voted on at the Annual Meeting will be part of the electronic voting option. The electronic voting system will also allow for the assignment of an electronic proxy, either to an individual or to the Board of Directors.

If you are unable to attend the scheduled meeting and choose not to vote via the electronic voting option, a paper proxy is available within this package for your use. You may designate either the CSOA Board of Directors or an individual as your proxy. We encourage you to vote via the electronic voting option or take the time to return your proxy so that your proxy will count towards establishing the necessary quorum required for our Annual Meeting.

This year, we will be electing four members to the CSOA Board of Directors. Please take the time to learn about the nominees so you are able to make an informed decision. We will also be voting on an amendment to the CC&Rs.

Please remember that electronic voting will close and all paper proxies must be **received** no later than the close of business **August 7, 2017**. Do not send your proxy to an individual. It must be received at the address on the proxy form.

Regards,

CAMELOT SHORES OWNERS ASSOCIATION BOARD OF DIRECTORS

Enclosures:

CSOA Annual Meeting Agenda, CSOA Proxy, Candidate Bio's CSOA 2018 Budget, CC&R Amendment

Camelot Shores Owners Association Annual Meeting

Meeting Agenda

Date: August 12, 2017

Time: 10:00-10:30AM - Sign-in

Note: Cutoff will occur at 10:30AM so that quorum can be determined by 10:45AM.

10:45AM - Begin Meeting

Purpose of Meeting: 2017 CSOA Annual Association Meeting

**Location: Skookum Rendezvous RV Resort Lodge
1432 Lenora Drive
Usk, Washington 99180**

I. Attendance:

Member votes cast via electronic voting _____

Member votes validated and present at meeting _____

Member votes by proxy via mail _____

Total Eligible Member Votes _____

II. Meeting Quorum

1) Quorum Requirements; 20 % of all eligible votes
or at least _ votes (.20 X ___ =_) _____

Percent (%) of all eligible votes _____

III. Ballot Measures

a) Election of four (4) CSOA Board members

b) CC&R Change: Article 8, Section 8.5 Owners Easements of Enjoyment,
Subsection 8.5.4.1

IV. Agenda: Additions or Deletions

V. Approval of Minutes from previous CSOA Annual Board meeting of: 8/27/2016

VI. CSOA Financial Report

a. Presentation of Budget for 2018-- (Attached)

VII. Unfinished Business`

VIII. New Business

IX. Notifications:

CSOA Annual meeting results to be mailed or emailed to all members.

A CSOA Board Organizational meeting is set to begin at the conclusion of this meeting.
All members are invited.

X. Open forum for Member Comments

XI. Adjourn

Motion to Adjourn Meeting _____

Motion Seconded by: _____

Time: _____

Attached:

CSOA 2018 Budget

Camelot Shores Owners Association

Owners' Proxy

I, _____ (name), member of Camelot Shores Owners Association, Lot # _____, _____, _____, _____, 1432 Lenora Drive, Usk, Washington, being the holder of (number) _____ votes (one vote per each lot owned) do hereby constitute and appoint (**CHECK ONE**):

The CSOA Board of Directors to vote on my behalf, based on the preference of the majority of the Directors present at the meeting

The individual whose name is printed on this line

as my proxy to attend all Camelot Shores Owners Association meetings to be held on **August 12, 2017** or any continuation or adjournment thereof. I hereby constitute proxy with full power to vote and act for me and in my name, place and stead, in the same manner, to the same extent and with the same effect that I might were I personally present there at, giving to said proxy full power of substitution and revocation, and I hereby revoke any other proxy heretofore given by me.

Dated at _____, _____, 2017

X _____
[Signature of Owner]

X _____
[Print Name]

Return proxy to:

Camelot Shores Owners Association
PO Box 332
Usk, WA 99180

NOTE: Must be received at above address no later than AUGUST 7, 2017.

You may return both the Camelot & Skookum proxy in the same return envelope provided for your convenience.

Office Use:

Date Received: _____

By (name): _____

Meet Your 2017 Candidates



George Dale

Has owned Lots 167/104 for one year. George currently spends 5 months of the year at Skookum, but he and his wife plan to retire here. George is a Navy veteran, serving on the Submarine force. This experience has helped him on many boards and given him the discipline to weigh information to make solid decisions. George has been a Vice President and managed people and projects for the last 30 years. He brings "a solid background in project management and budgets along with great people skills." George hopes to bring "sound business and planning to the people of Skookum. I want to listen first to everyone and make this place even better than it currently is." George shared that he loves Skookum and the people here. He and his wife are excited to get more involved. In his free time, George is a wood worker and a wood artist. He enjoys "fixing things and making them like new."

Maureen Enzor

Year round resident on Lots 32/33 for 2 years since her marriage to Terry, who is one of the original owners having lived here for 14 years.

Mo loves "Skookum and the whole lifestyle it encompasses" so she would like to "be part of the team that works so hard to maintain it and keep up the standards she sees in place." Mo is retired and has worked at many different occupations in her life; for the last 20 years she was a Blackjack Pit-Boss in an Indian Casino in Palm Springs. Maureen says, "I think that alone will qualify me as a person who can deal with people of all types and problem solve on many levels."



David Orvis

Year round resident on Lots 66/46 for one year. Dave has managed a Home Owners Assn. (HOA) in Seattle, managed Forest Service, State and Federal Campgrounds both large and small (20-120 sites), managed private campgrounds (30-230 sites), in addition, managed a mobile home park. His goal is to keep Skookum Rendezvous "maintained to the level it is now". Dave was born and raised in Spokane. "We love the area," Dave added.

Jerry Peeling

Year round resident on Lots G10/G11 for two years.

Jerry retired from the Navy after 24 years in which he held positions such as an Instructor for 6 years, 3 years of which he was a Division Officer. Jerry says he is "able to work well with others to get things done and solve problems." Jerry wants to "insure things get done in a timely manner and to "help it to be a place where people will want to live and purchase." Jerry has participated in various community charities.



Gary Robertson

Year round resident on Lots 108/109 for 7 years.

Gary has over 25 years management experience as a nursing home administrator and 15 years as a hospital chief executive officer (ceo). On a daily basis, he had responsibility for all facility operations including finance and budgeting, plant maintenance and grounds, customer service, personnel and marketing including political relations. He was directly involved with local, county, state and federal rules and regulations and inspections. He was a "hands on" ceo. Gary has been employed by or been a member of several non-profit boards. He has had direct "oversight" of construction, grounds and remodeling projects. Gary would like to improve our services and amenities; strive to provide additional ones as our community wants and needs change. Gary would also like to maintain and improve our lodge, roads and common areas for the greater use and enjoyment of our membership. Gary enjoys the 4 beautiful seasons out here.

Lieven Walston

Year round resident on Lot L-38 for one year

Lieven has been a "manager/foreman of large crews of people". He thinks of himself as a "problem solver and will do anything in my power to try and help someone." Lieven "would like to help our community grow and prosper. I think I would be a valuable member of the board because "I possess excellent leadership, decision-making, and problem solving skills." Lieven added that "even though I have only lived here a short time, I can't imagine living anywhere else. I look forward to being a valued member of the board."



CAMELOT SHORES OWNERS ASSOCIATION

Fiscal Year 2018 Budget
January 1, 2018 through December 31, 2018

	Actual FY 2016	Budget FY 2017	Forecast FY 2017	Budget FY 2018
REVENUE				
Owners Dues (SROA)	17,925	14,226	14,226	16,250
Home Owners dues (13)*	1,118	1,118	1,118	1,144
Home Owners dues-Opt In (7)*	1,456	1,456	1,456	1,491
Interest Income	-	0	0	
Late Fees	-	0	0	
Total Income	\$ 20,499	16,800	16,800	\$ 18,885
EXPENSES				
Bank Charge	-	0		
Business Licenses & Permits	-	0		
Dock Lease	1,700	1,800	1,123	1,500
Equipment Rental	-	0		
Equipment Repair & Maintenance	-	0		
Liability Insurance	4,000	3,750	3,500	3,500
Landscaping and Groundskeeping	8,000	7,500	10,000	10,300
Road Maintenance (ditches)	9,925	7,500	6,000	5,400
Snow Removal (Road)	5,000	5,000	5,000	5,000
Dock/Ramp Maintenance	500	500	500	500
Miscellaneous Expenses	-	0		
Office Equipment	-	0		
Office Supplies	250	250	250	250
Property Management Fee	1,500	1,500	1,500	1,500
Postage/Delivery	200	200	200	200
Legal Fees	-	0		
Reserve Allocation	-	0		5,000
Total Expenses	\$ 31,075	\$ 28,000	\$ 28,073	\$ 33,150
Paid by SROA	\$ (13,150)	\$ (11,200)	\$ (11,273)	\$ (14,265)
Net	\$ 17,925	\$ 16,800	\$ 16,800	\$ 18,885

*NOTES:

Difference is opt-in includes maintenance for beach and boat dock

**PROPOSED CHANGE TO THE
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF CAMELOT SHORES SUBDIVISION OF APRIL
16, 1992,
AMENDED OCTOBER 26, 1993, APRIL 25, 1995, NOVEMBER 18, 2004
AND JUNE 13, 2007**

Article 8, Section 8.5 Owners Easements of Enjoyment, Subsection 8.5.4.1.

This proposed change to the Declaration would remove the previously imposed time restriction to opt in. The change will grant all current and future Camelot lot owners the option, if not previously exercised, to opt in to use certain common facilities, including the boat ramp and dock.

The current CC&Rs include a date, no later than December 20, 2009, to exercise the option to opt in. Many lot owners did not take advantage of the opt in ability by the deadline. Removing the time restriction will provide all current and future Camelot lot owners the ability to opt in at any time. This opt in ability may enhance current enjoyment of the individual property as well as the future marketability of the real estate. This change to the CC&Rs will have no effect on Camelot lot owners who do not wish to opt in at this time.

CURRENT LANGUAGE

As per vote to eliminate the use and enjoyment AND corresponding insurance, maintenance, and improvement costs for all CSHOA members on the following common facilities and grounds; the boat ramp/dock, and the two common lot areas in Guinevere & Arthur including all improvements, swimming areas, picnic areas, docks, beach access and retaining walls. However, any association member may ***within three years (no later than December 20, 2009)*** opt to use these same common facilities and grounds by providing written notice to the Board of such option and by agreeing to be assessed for insurance, maintenance and improvement costs for said facilities and grounds at a rate proportionate to others. This does not pertain to or affect any of the common improvements, facilities, grounds and amenities located within the boundaries of the Skookum Rendezvous RV Resort Binding Site Plan, (except the above specifically mentioned common facilities and grounds), which are only for the use and enjoyment of the Skookum Rendezvous Owners Association and/or condominium members.

PROPOSED LANGUAGE

As per vote to eliminate the use and enjoyment AND corresponding insurance, maintenance, and improvement costs for all CSHOA members on the following common facilities and grounds; the boat ramp/dock, and the two common lot areas in Guinevere & Arthur including all improvements, swimming areas, picnic areas, docks, beach access and retaining walls. However, any association member may opt to use these same common facilities and grounds by providing written notice to the Board of such option and by agreeing to be assessed for insurance, maintenance and improvement costs for said facilities and grounds at a rate proportionate to others. This does not pertain to or affect any of the common improvements, facilities, grounds and amenities located within the boundaries of the Skookum Rendezvous RV Resort Binding Site Plan, (except the above specifically mentioned common facilities and grounds), which are only for the use and enjoyment of the Skookum Rendezvous Owners Association and/or condominium members.

Yes I consent

No I do not consent