

CAMELOT ROUND TABLE ASSOCIATION, INC.

July 18, 2018 Board Meeting Minutes (Unapproved)

Pledge of Allegiance - President, Leah Allison asked the audience to please stand and join the board of directors in saying the pledge of allegiance.

Call to Order – Leah Allison called the meeting to order at 6:30 p.m. Board Members Present: Leah Allison, Dennis Ryza, Chris Mackesy, Jeff Dunn, Shaun Howard, Paul Weghorst, and Vickie Mulligan. Members Absent: Bob Wilder and Adam Gillies. Recognition of a Quorum present.

Approval of Board Minutes – Motion was made by Chris Mackesy and seconded by Dennis Ryza to approve the Minutes from the June 20, 2018 Board Meeting. Motion passed. Motion was made by Vickie Mulligan and seconded by Paul Weghorst to approve the Minutes from the July 1, 2018 Special Meeting of the Membership. Motion passed.

Finance Report – Chris Mackesy presented a report regarding the current status of the finances and accounts balances.

Recognition of Members and Guests – The original roster of members in attendance is available.

Old Business – Joe Rush (JadEco) Lake Consultant Presentation; Joe Rush made an oral presentation to Board and guests present. Said presentation discussed the Volunteer Lake Monitoring Program that is through the IEPA at no charge to our community. Joe discussed the importance of dredging the lakes, water drainage issues in conjunction with the dredging projects, and ways to improve the quality of our lakes. Joe also discussed the high levels of phosphorus that can be found in our lakes. Joe also advised that IEPA has increased our participation in the program to a Level 2 participant which he discussed the advantages of said designation over a Level 1 participant. Discussion was held and questions were answered by Joe from the Board as well as members of the community present at the meeting.

Committee Reports

ILRPC – Jim Sinclair Reported. He discussed revisions to the previously provided Reserve Study reflecting that there are 692 units versus the 93 units previously listed. Jim further discussed the status of the parking lot and revisions to the prior parking lot proposal since the last Board Meeting. Jim advised that the plans were still waiting to be approved by the Township and then will go on to the County.

Land and Lakes – Dennis Ryza Reported. He discussed the status of the repairs to the culver off of Harker's Corner Road. There was discussion held with the community members present on said repairs and the costs associated with same. There was also discussion with regard to whether the RTA or the Eeten's own certain portions of the property in that general area. Motion made by Dennis Ryza and seconded by Chris Mackesy to go forward with the repairs on the Harker's Corner culvert with the repair costs not to exceed the sum of \$6,000.00 with said funds to come from the Erosion Control reserve account. Motion passed (No – Vickie and Paul; Yes – Leah, Dennis, Jeff, Shaun, and Chris). Discussion held on flooding/erosion issues presented by Judi Dansizen (Lot 298/299) regarding drainage installed previously on what she believes to be RTA owned property. No formal action to be taken at this point on said issue, but Chris Mackesy stated he will inspect the drainage pipe to determine if there are obstructions within the pipe causing drainage issues.

Health and Environment – No Report

Fundraising – Vickie Mulligan Reported. She indicated that it was not legal to provide cash assistance through the Neighborhood Assistance Fund for community members in need of assistance with the payment of the pending assessment. Vickie reported on other fundraising opportunities that will be happening in the community including Avanti's and Papa Murphy's Pizza. Issue of whether Fundraising Committee can have a bank account established was raised by Vickie. Discussion held by Board, and it was determined that there was a prior approved Motion to approve a bank account for the Fundraising Committee once the attorney and accountant said it was proper. Vickie is in the process of obtaining documented proof that the attorney and accountant approve of the bank account.

Swimming Pool – Vickie Mulligan Reported. Vickie reported on the ability of members of the community to swim without the presence of a life guard at the swimming pool under certain conditions. Vickie also reported on the ability to have alcohol present at the swimming pool.

Security – No Report.

Activities Club – Vickie Mulligan Reported. She advised that the sum of \$570.00 was made after the payment of all costs and expenses associated with the 4th of July festivities. She further indicated that the Activities Club put on a new roof on the house on the playground. Lastly, she reported that the Back to School Paint Night has been cancelled.

Sportsman's Club – Danny Bushart Reported. He indicated that he did not have a formal report to provide but that the 4th of July festivities were a success from the Sportman's Clubs standpoint. He also stated the Comedy Night will be 10/6/18.

ECC Recommendations – Discussion on the pending ECC Applications. Motion by Chris Mackesy seconded by Dennis Ryza to approve the ECC Applications for Lots 193 and 876. Motion passed. ECC Application for Lot 927 not approved and needs more clarification based upon the nature of the drawing and by-laws with regard to T docks.

Tabled Items

Lighting Proposal / Clubhouse Parking Lot – Remained tabled.

Fall Fish Delivery / Herman Brothers – Still waiting on fish delivery. Item remains tabled.

Old Business

Joe Rush (JadEco) – Already addressed previously above.

New Swimming Pool / Update – Construction schedule received for pool from contractor. Construction continues as scheduled at this time.

Pay Request(s) #3 PMC / George Kelly – Motion made by Chris Mackesy and seconded by Vickie Mulligan to approve payment to PMC in the total sum of \$254,740.37, with \$100,000.00 of that to be borrowed from the Community Advantage Loan and the sum of \$154,740.37 to be paid from the Swimming Pool Assessment Fund account. Motion passed. Motion made by Chris Mackesy and seconded by Vickie Mulligan to approve payment to George Kelly in the sum of \$625.00. Motion passed.

4th of July Celebration / Cost Update – Chris Mackesy reported that the total costs were \$6,340.75 for the 4th of July festivities this year.

New Website / Update – Chris Mackesy reported that the website update was tabled for this month.

Marine Biochemists / Report & Spray Schedule – Leah Allison/Dennis Ryza Reported. Current spray schedule of every three (3) weeks continues subject to conditions day of intended spray. Discussion held with community members present and question presented to Board regarding ability to clear our path for spray company to get access to the silt pond on end of Lake Camelot to possibly assist with the treatment of the algae issues.

Homeowner's Rental Agreement / Invoice Update – Report indicated that invoices had been sent out. Discussion of issue raised to Board Member that there are two (2) homes that have family members of the actual owners living in them, so are they renters? No final determination made on this issue and will continue to be reviewed. Discussion of how to handle Air BnB / VRBO rentals. No formal action taken but idea of making rentals a minimum of six months to a year discussed.

2018 – 2019 Telephone Book Update – Telephone books delivered to community members.

New Business

Golf Carts on Township Roads in Lake Camelot – Issue tabled pending return of Board Member, Bob Wilder.

Lake Camelot Baseball / New Administrator 2019 – Current administrator Leah Allison stepping down. Board thanked Leah for her service in this role. Vickie Mulligan made a motion seconded by Dennis Ryza to appoint Jeff Dunn as the new Baseball Administrator for 2019. Motion passed.

2018 July Red Cross Blood Drive – Blood drive is scheduled for 7/25/18 from 2:00 – 6:00 p.m. at the Clubhouse. Walk-ins are welcome.

Executive Session – Motion by Chris Mackesy and seconded by Vickie Mulligan to go into Executive Session to discuss personnel issues and legal issues at 9:12 p.m. Motion passed. Motion by Shaun Howard and seconded by Vickie Mulligan to come out of Executive Session at 10:57 p.m. Action as a result of Executive Session: Motion made by Jeff Dunn and seconded by Dennis Ryza to approve the ACM Management Agreement proposal under the condition that ACM, Inc. would make the changes requested to the proposal as requested by the Board. No discussion on Motion. Roll Call Vote requested: Leah – yes, Chris – yes, Dennis – Yes, Jeff – Yes, Shaun – Yes, Paul – Yes, Vickie – Abstained. Motion passed.

Community Advantage Bank Account – It was inadvertently not discussed during the prior Finance Report for the need to create a bank to comply with the Community Advantage Loan requirements. Motion made by Chris Mackesy and seconded by Vickie Mulligan to open a new bank account with Community Advantage to comply with the loan agreement with an initial deposit in the sum of \$2,500.00 with said funds to be paid from the Pool Reserve Account. Motion passed.

Adjournment – Chris Mackesy made a Motion to adjourn the meeting that was seconded by Vickie Mulligan at 11:08 p.m. Motion passed.