

CAMELOT ROUND TABLE ASSOCIATION, INC.

October 17, 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.

Confirmation of Quorum – Leah confirmed a Quorum was present.

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, Paul Weghorst, Vickie Mulligan, Shaun Howard, and Adam Gillies. Members Absent: None; Member Leah Allison having left meeting at approximately 7:00 p.m. and returning at approximately 8:30 p.m.

Approval of Board Minutes – Discussion was held on the minutes from the September 19, 2018 Board Meeting regarding a correction with regard to the report for the Land and Lakes Committee was provided by John Hecker and not Jim Sinclair. Upon making said revision, motion was made by Vickie Mulligan and seconded by Paul Weghorst to approve the Minutes from the September 19, 2018 Board Meeting. Motion passed. Motion was made by Vickie Mulligan and seconded by Chris Mackesy to approve the Minutes from the Special Meeting of the Board on September 30, 2018. Motion passed.

Finance Report – Chris Mackesy presented a report regarding the current status of the finances and accounts balances. Chris reviewed the Income and Expense Statement as part of the overall proposed 2019 Budget. Chris also advised that there is no outstanding balance on the current pool loan as all amounts paid to date have been able to come from the Pool Assessment Fund.

Recognition of Members and Guests – The original roster of members in attendance is available at the RTA Office.

Committee Reports

a. ILRPC – No report provided at the meeting.

b. Land and Lakes – Dennis Ryza reported. Dennis discussed the actions that had been taken by community member, Brian Cunningham in follow up to his prior presentation to the Board for a leaf deterrent system for his cove. Motion made by Dennis Ryza and seconded by Shaun Howard to reopen discussion on Brian Cunningham's ECC Application previously rejected at the last month's Board Meeting. Brian Cunningham had a discussion with the Board regarding said action, including speaking with Greg Ratliff from the EPA as well as Christian Peterson and Paul Mauer from the ILDNR. Brian indicated that per his discussion with said departments, there were no concerns with the material sought to be used or the plan of the project. Further discussion was held between community members present and the Board. Motion was made by Dennis Ryza and seconded by Vickie Mulligan to reconsider the approval of Brian Cunningham's prior ECC Application to allow said experimental project to be present in the lake from October 1, 2018 through March 1, 2018. Vote taken, Motion Denied with Vickie and Dennis Ryza voting aye and the remainder voting nay. Dennis Ryza discussed that he had a conversation with John Hecker, wherein John indicated that he has observed numerous trees around the neighborhood that are believed to be on RTA property that will likely need removed in the coming year with an estimated tree removal expense of \$10,000 - \$15,000. Discussion held with regard to water issues being present at the Harker's Corner spillway. Water was viewed coming through areas it was not intended to pass through after the last rains. Discussion of keeping an eye on same to avoid the need for substantial repair work in the future.

c. Health and Environment – No Report

d. Fundraising – Vickie Mulligan Reported. The Chicken Dinner was previously posted to be on 12/1/18, but that is not the correct date. Vickie indicated that they will be obtaining a new date and the committee will let the community know same. Vickie indicated that the Avanti's / Papa Murphy's fundraisers are still going on.

e. Swimming Pool Committee – Vickie Mulligan Reported. The pool survey's previously provided in the monthly newsletter are due back to the RTA Office by 10/26/18. To date, it is believed that 69 surveys have been turned in. There was some discussion of how many community members have paid nothing toward their pool assessment and the Office Manager, Daryl Johnson indicated that he was still working on those figures and wanted to double check numbers before providing an actual number to the Board. There was also discussion amongst the Board regarding an email from Joe Venovich asking questions regarding the sound system and the compatibility of the components being installed versus the system components that the RTA currently possesses. It was discussed that the RTA does not own any components at this time and thus compatibility is not an issue at this time.

f. Nomination Committee/Update – No update provided.

g. Security – Daryl Johnson reported on the recent violations and the Security Report. Further, the issue of the damaged guard rail at the boat ramps was discussed. The Board instructed Office Manager, Daryl Johnson to continue to follow up with the appropriate individuals to get the problem fixed as soon as possible.

Club Reports

a. Activities Club – Vickie Mulligan Reported. There is a 6, 7, and 8th grade dance on October 19, 2018, and that chaperones for the dance are still needed. The Halloween pumpkin decorating will be held on 10/21/18 from 2:00 – 4:00 p.m. The Trick or Treat Costume Contest will be held on 10/27/18 from 3:00 – 5:00 p.m. Lastly, there is a Trivia Night scheduled for November 3, 2018 beginning at 7:00 p.m.

b. Sportsman's Club – No Report Provided.

ECC Recommendations – Discussion on the pending ECC Applications.

a. Lot 389 (Dunn/Knee) - Motion by Dennis Ryza, seconded by Adam Gillies to approve the ECC Application for Lot 389 (Dunn/Knee). Jeff Dunn abstained from the vote due to family relation. Motion passed.

b. Lot 482 (Novitski) – Matter to be discussed in executive session as it is a Complaint by one community member against another.

c. Lot 863 (Atkins) - Motion made by Paul Weghorst and seconded by Dennis Ryza to reconsider the previously rejected ECC Application for Lot 863 (Atkins) as long as Peoria County approved the permit for the structure and said permit was presented at the RTA Office. Motion passed.

d. Lot 388 (Stafford) - Motion made by Chris Mackesy and seconded by Vickie Mulligan to approve Lot 388 (Stafford) request for an extension of the six month deadline to complete his previously approved ECC Application. Motion passed.

e. Lot 483 (Mitchell) - Discussion held by the Board on Lot 483 (Mitchell) request to begin construction of their deck that was destroyed by a recent storm as the ECC Committee had already met for the month and the community member would like to get the work started as soon as possible. Motion made by Vickie Mulligan and seconded by Dennis Ryza to approve the request of Lot 483 (Mitchell) to begin the replacement of the new deck to the same size and dimensions of their prior deck destroyed by the storm. Motion passed.

f. Lot 460/461 (Gillies) - Motion made by Shaun Howard and seconded by Chris Mackesy to approve Lot 460/461 (Gillies) ECC Application. Board Member Adam Gillies abstained from the vote as it was his lots.

g. Lot 778 - Board discussed whether a prior ECC Application for Lot 778 was approved. No action taken on Lot 778. Motion passed.

Tabled Items

a. Lighting Proposal / Clubhouse Parking Lot – Discussion held by Board whether to keep item tabled for future discussion or to remove from the monthly agenda. Based upon the installation of the new pool lighting, and the current parking lot lights not needing to be removed, it was decided to leave this issue on the Tabled Items to see what will be needed to be done with the parking lot lighting in the future when the pool and parking lot are completed.

b. Fall Fish Delivery / Herman Brothers – Discussion held by Board as there are currently catfish ready to be delivered and the walleye from the 2017 purchase should be ready for delivery in approximately two weeks. Motion to approve the 2018 purchase of 950 catfish for 2018 and the 500 walleye from 2017 with the understanding that the Sportsman's Club has already paid their \$500.00 share toward same for the walleye last year. Motion passed.

Old Business

a. Progress Report on New Swimming Pool and Parking Lot Project – Dennis Ryza reported. Pool construction is still on track to be completed in November 2018. Discussion held by Board with the community members present as to the Board's change of the parking lot contractor from Hoerr Landscaping to Emerald Site Services, LLC as set forth at the Special Meeting of the Board on September 30, 2018. Said decision to change contractors was based upon the recommendation of the GeoBlock distributor indicating that Emerald is experienced in the installation of their product, and Hoerr Landscaping had never installed this type of parking lot. Also, Emerald was able to complete the installation of the GeoBlock parking lot this fall instead of next spring as was the case with Hoerr Landscaping. In fact, the parking lot was under construction as of the week of this Board meeting. Further, the price for Emerald to complete the project was approximately \$400.00 higher than previously approved for the original Hoerr bid, and after approving the Hoerr bid, the Board was advised by Hoerr that due to the length of time between the receipt of the bid and the approval of the bid the price given would be increased by 10%.

b. Tractor Repair Update – Daryl Johnson Reported. He indicated that the RTA Tractor would be returned from being serviced and repaired on October 18, 2018. Upon being taken in for regular service, it was determined that there was a bad seal that needed to be replaced. The cost of the part was \$100.00 and the labor on the job was \$1,100.00.

c. ACM Management Update – Daryl Johnson reported. He indicated that ACM is still in the process of implementing their programming with the RTA Office. The anticipated full switch over to ACM processes and procedures is expected to be 11/1/18. Also, it was noted by Chris Mackesy that ACM was extremely impressed with our Enjoy Lake Camelot website, and that it is their intention now to have a link on that website to their services instead of creating a different website for the community as they would normally do. There was also some discussion by the community with regard to what happens if things do not work out with ACM and that there may be difficulty in unwinding all of the processes and procedures that ACM is putting into place if this relationship does not work out.

d. Homeowner's Rental Agreement / Air BnB / VRBO Rentals – Dennis Ryza reported that he spoke with Peoria County Zoning and that they indicated to him that VRBO / Air BnB type rentals are not permitted in Peoria County and thus the RTA cannot allow them in our community either. Discussion of how to handle this issue if members in the community are attempting to rent their homes under this type of rental. Motion made by Dennis Ryza and seconded by Adam Gillies to send notification letter to the homeowner if it is believed that a temporary rental / AirBnB / VRBO type of rental is being done advising the homeowner that it will be turned over to the Peoria County for violation. Vote taken. Chris Mackesy voted nay. Remaining members voted aye. Motion passed.

e. Dam Inspection Update – Daryl Johnson Reported. The RTA has received a Dam Inspection proposal from the Farnsworth Group recommending the inspection of two dams and a video review of the spillway totaling \$4,475.00. Discussion held with community members present regarding inspection of the spillway between Lake Camelot and the drainage pond and whether that needed inspection or not due to a bulge in the road. Motion made by Chris Mackesy and seconded by Shaun Howard to accept the Farnsworth Group Dam Inspection proposal as written. Motion passed.

f. Pay Request(s) #6 PMC / George Kelly – Motion made by Chris Mackesy and seconded by Vickie Mulligan to approve payment to PMC in the total sum of \$185,033.70 with said funds to be paid from the pool reserve account. Motion passed. Motion made by Chris Mackesy and seconded by Dennis Ryza to approve payment to George Kelly in the sum of \$625.00 with said funds to be paid from the pool reserve fund. Motion passed.

New Business

a. Discussion of 2019 Proposed Budget – Chris Mackesy reported. Discussion held with regard to the proper protocol for the budget presentation to the community, and it was determined that the 2019 Proposed Budget should be posted and available at least 30 days for the community with said posting to be completed as part of the upcoming Monthly Newsletter as well as on the community website. Motion made by Chris Mackesy and seconded by Dennis Ryza to publish the proposed 2019 Budget. Motion passed.

b. Request to Hold 3rd Annual Santa's Hospital Helpers Raffle – Bill Trunell; Discussion held by the Board with the community members present regarding this event. Mr. Trunell has numerous raffles around central Illinois with the idea of raising money and purchasing toys for children in the local hospitals. Motion made by Dennis Ryza and seconded by Adam Gillies to approve the raffle. Motion passed.

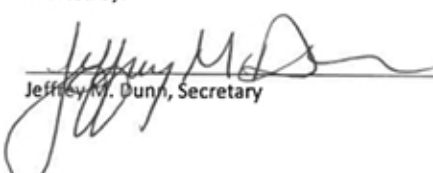
c. Erosion Control Issues on Dam and Harkers Corner Silt Pond – Dennis Ryza reported, and essentially reiterated issues raised during Land and Lakes regarding water penetrating the spillway/dam area where it should not be coming through. It is necessary to maintain continued observance of this issue to avoid future problems.

d. Preventative Maintenance on Ice Machine – Discussion held by the Board with regard to the ice machine in the clubhouse and the importance of maintaining said equipment in lieu of expensive repairs or the need to repurchase in the near future. Motion made by Chris Mackesy and seconded by Vickie Mulligan to approve the Johnson HVACR and Foodservice Equipment preventative maintenance contact. Motion passed.

e. Updating Signage for Various Committee Meetings – Discussion held by Board, Daryl Johnson and community members present on the need for updating the signage for the RTA Office and committees for meetings and events. It was discussed that there are some signs that are still in good shape and others that need replaced now. The RTA had received a bid from Zendavor Signs and Graphics to replace signs with various options presented. Issue of sign replacement has been tabled pending Board's request to Daryl Johnson to review all of the signs and determine which signs are good and which ones need replaced.

f. Parking of Commercial / Construction Equipment – Dennis Ryza reported that he has received numerous calls from community members complaining about commercial equipment and commercial trucks being parked by community members. Dennis indicated that he spoke with Peoria County on this issue and that commercial trucks and equipment are not to be parked in the neighborhood unless actual work is being completed at said home. There was some discussion about a 40 day rule wherein a vehicle, boat/trailer, etc. must be moved at least every 40 days to avoid having an issue with the Peoria County rules. Discussion of whether there is a need for the RTA to send a letter to the homeowner believed to be in violation of the regulations or whether the complaining party should just contact Peoria County directly. Motion made by Dennis Ryza and seconded by Adam Gillies that if there is believed to be a violation of the Peoria County commercial vehicle / equipment regulations that a letter will be sent by the RTA to said homeowner advising that he/she has 15 days to correct the violation or it will be turned over to the county for review of the violation of the zoning laws. Vote taken. Dennis Ryza, Jeff Dunn, and Adam Gillies voting aye. Chris Mackesy, Vickie Mulligan, Shaun Howard, Paul Weghorst voting nay. Motion denied. Executive Session – Motion by Chris Mackesy and seconded by Vickie Mulligan to go into Executive Session to discuss personnel issues and legal issues. Motion passed. Board into Executive Session at 8:27 p.m. Motion by Vickie Mulligan, seconded by Dennis Ryza to come out of Executive Session at 9:18 p.m. Motion passed. Items Resulting from Executive Session – Motion made by Jeff Dunn and seconded Adam Gillies to send letter to the community member in response to said community member's Complaint that the structure at issue in the Complaint is determined not to be in violation of the Lake Camelot rules. Motion passed. Motion made by Jeff Dunn and seconded by Adam Gillies to reimburse community member, Keith Lang, up to \$400.00 for a replacement trampoline due to a tree on RTA property falling on Mr. Lang's property and destroying his trampoline, and if not replaced then the RTA to pay depreciated value of trampoline up to \$100.00. Further, the RTA maintenance crew will remove the tree from Mr. Lang's property. Motion passed. Motion made by Jeff Dunn and seconded by Dennis Ryza to reject Lot 842's offer to turn over said Lot to the RTA in exchange for outstanding dues and pool assessment. Adjournment – Motion made by Adam Gillies, seconded by Dennis Ryza to adjourn meeting at 9:21 p.m. Motion passed. Meeting adjourned.

Drafted by:


Jeffrey M. Dunn, Secretary

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