

## CAMELOT ROUND TABLE ASSOCIATION, INC.

August 15, 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, Shaun Howard, Paul Weghorst, Vickie Mulligan, Bob Wilder, and Adam Gillies. Members Absent: None.

**Approval of Board Minutes** – Motion was made by Vickie Mulligan and seconded by Paul Weghorst to approve the Minutes from the July 18, 2018 Board Meeting. Motion passed. Motion was made by Chris Mackesy and seconded by Adam Gillies to approve the Minutes from the August 7, 2018 Special Meeting of the Board. 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.

### **Committee Reports**

- ILRPC – Jim Sinclair Reported. He reported that the Infrastructure Committee is turning their focus from the previously drafted proposed parking lot to looking at the options for the area to the North of the tennis courts. Said change is mostly a result of the anticipated high costs associated with the previously discussed plans. Mr. Sinclair discussed the idea of the geo-blocks being used in the north side parking lot, and how he believes that will save the community financially. Mr. Sinclair recommended the Board obtain a survey for the north side of the tennis courts to confirm the ability to have a parking lot there to meet the county requirements. Motion was made by Dennis Ryza to allow the ILRPC to obtain a survey of the north parking lot with the expenditure of the survey not to exceed \$4,000.00. Chris Mackesy seconded the motion. Motion carried.
- Land and Lakes – Dennis Ryza and John Hecker Reported. Dennis discussed that the repairs on the culvert at the back entrance to the community on Harker's Corner Road will be starting soon. John discussed the issue of several trees have fallen that the RTA is investigating as to whether they are on private property or RTA property. John also discussed that the Committee is continuing to inventory the lake lots in the subdivision the stabilization of shorelines. There was discussion with the community regarding the prior mandate that all lake lots have shoreline stabilization by 2020 and whether that meant January 1, 2020 or December 31, 2020. No final resolution was determined on that issue. Also discussion regarding lake lot owners having their lot numbers visible from the lake.
- Health and Environment – No Report
- Fundraising – Vickie Mulligan Reported. Vickie reported all sums raised by the Fundraising Committee to date. Vickie also reported that she had obtained approval by the attorney and the accountant for the Fundraising Committee to have a bank account. There was a reminder to the community regarding the Papa Murphy's and Avanti's fundraisers are still going on. Vickie also asked the community for suggestions as to what the community would like to see the Committee use the funds raised for. Vickie noted that the Fundraising Committee had elected officers. Lastly, Vickie indicated that there will be a Fundraising Committee dinner on October 13, 2018 with food to be provided by Gil's Supper Club. More details to follow on that.
- Swimming Pool Committee – Vickie Mulligan Reported. Vickie reported state law requires that there be no glass in the swimming pool area. Vickie noted that they are in the process of drafting a survey to send to the community regarding some ideas for the swimming pool area such as concession stands versus vending machines, etc. She also said the Committee is looking into options for identification upon entry into the pool such as badges, picture IDs, etc.
- Security – No Report from Michele Smith. However, there was discussion regarding the issues of unapproved and illegal fireworks being let off in the community.
- Activities Club – Sabrina Petesch Reported. She advised that the 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> grade dances will be resuming and they are to be held the third Friday night of every month at the Clubhouse. Sabrina noted that the fall garage sales will be on September 15, 2018. She also reported about the Club providing the new playground equipment down at the baseball field, as well as all of the repairs and upgrades that had been done by the Club at the playground by the tennis courts. She indicated the Club purchased new swings for the playground and that a lot of time was spent moving the pea gravel around to relevel the area. She also recommended that the park benches be looked at for the possibility of increasing the height of the benches as they sit low to the ground right now for a future project.
- Sportsman's Club – Cody Martzluf Reported. He indicated that the Alwood family hog roast will be coming up soon, and that the Sportsman's Club second annual Comedy Night will be on October 6, 2018. Tickets will be going on sale soon for that event.

**ECC Recommendations** – Discussion on the pending ECC Applications. Motion by Dennis Ryza seconded by Paul Weghorst to approve the ECC Applications for Lots 135, 607, 719, 843, and 1014. Motion passed. Discussion held with community present regarding slow children at play signs and possible issues with those from a legal perspective. Discussions of said signs tabled for future discussion at upcoming Board Meetings.

### **Tabled Items**

- Lighting Proposal / Clubhouse Parking Lot – Remained tabled.
- Fall Fish Delivery / Herman Brothers – Still waiting on fish delivery. Item remains tabled.

### **Old Business**

- New Website/Presentation – Keith Lang and Cody Martzluf provided a presentation to the Board and community members present regarding the work they have done on the new website for the community. Discussion held with community on options and possibilities for this new website to interact with the community and persons outside of the community. They discussed the costs of the website, possibility of selling ads on the website, and whether to make the website open to the public or just our community members. Those issues are still in discussion for future meetings.
- New Swimming Pool / Update – Leah reported to the community regarding the pending lawsuit and injunction filed by community members Bill Garrison and Mindy Leach. Limited discussion held with the community in regard to same. Community advised of Court date of August 16, 2018 at 10:30 a.m. in regard to the pending Temporary Restraining Order. Requests were made by community members to update the community as soon as something was known and Leah advised she would update the community when possible. A question from the community requesting to know the legal fees expended by the RTA to this point on the pool was made. Chris Mackesy responded that the legal fees for just the pool issue were not able to be broken out at this time, but the total legal fees paid by the RTA to date for all issues this year were the sum of \$20,562.55 with additional fees anticipated to be incurred for the pending litigation.

- Pay Request(s) #4 PMC / George Kelly – Motion made by Chris Mackesy and seconded by Adam Gillies to approve payment to PMC in the total sum of \$332,814.31 with said funds to be paid from the Community Advantage Loan. Motion passed. Motion made by Chris Mackesy and seconded by Shaun Howard to approve payment to George Kelly in the sum of \$625.00 with said funds to be paid from the Community Advantage Loan. Motion passed.
- Marine Biochemists / Report & Spray Schedule – Leah Allison Reported. Biochemists sprayed last Tuesday. If necessary another spray is tentatively scheduled for August 28, 2018.
- Golf Carts on Township Roads in Lake Camelot – Discussion held with community on issue. Bob Wilder reported that he spoke with Sheriff Asbell of Peoria County and the Sheriff indicated that on a personal level he supported the use of golf carts within our community. However, he noted that the issue is really a township issue that the Township has to approve the use of the golf carts. Wilder discussed having a committee of our community members pursue the golf cart issues with the respective Townships that would control the issue. Discussion of golf carts not completed and will continue, but it was ultimately determined that the next step is to approach the Townships with the issue.
- Homeowner's Rental Agreement / Invoice Update – Discussion with community held on the issue of Air BnB and VRBO type rental units in our community. Board advised that we are still looking into options and whether this is a good thing for our community. It was determined that this was a much more complex issue that needed to be researched more before a final decision could be made. Matter continued for further research and discussion.

### New Business

- Awarded Management Contract/ACM Management – Board reported to the community that ACM was going to be the new management company for the RTA. It was anticipated that ACM would officially have taken over by October 1, 2018 but that transitions would be starting almost immediately with the company. Discussion held with the community on new management company.
- Appointment of Nominating Chairperson – Community member, Sabrina Petesch volunteered to be the Nominating Chairperson for the upcoming elections at the Annual Meeting.
- Lake Lowering – Discussion held with Board and community members regarding the pros and cons of lowering the lakes. It was discussed that if the lakes were lowered, it is usually done in November. Discussion of whether Board should set a future date for lowering the lakes so community members can plan their shoreline stabilization projects in 2019 to be prepared for the mandate of 2020. That issue tabled for now. Motion made by Paul Weghorst and seconded by Bob Wilder to not lower the upper lake and only lower the lower lake as necessary to prevent the pipe at the spillway from freezing up in 2018. Motion passed.
- Girl Scouts – Jodi Nutter requested permission from the Board to allow the local Girl Scout troop to continue to utilize the Clubhouse facilities for their regular meetings. Motion made by Dennis Ryza to allow the girl scout troop to use the Clubhouse for their regular meetings. Seconded by Vickie Mulligan. Motion passed.
- 2019 Budget Proposal / Meeting Schedule – Chris Mackesy reported that the Finance Committee will be meeting weekly on Thursday evenings at 6:00 p.m. starting on September 6, 2018 and each week thereafter until the final proposal is submitted to the Board. It is anticipated that the final budget proposal will be submitted to the Board by October 17, 2018.
- Pool Assessment / Monthly Payments – The issue of the Pool Assessment and the payment plan for members not paying the full amount was not specifically on the agenda. However, it became a discussion item before Executive Session. Discussion was held with community on whether to move back the payment date of 8/31/18 on the assessment due to the construction not being completed as of 8/31/18. Discussion held with the community. Upon close of discussion, pool assessment payment due 8/31/18. Further discussion on when members not paying the full amount should start their monthly payments and in what amount. Discussion held with the community on this issue as well. Motion made by Chris Mackesy and seconded by Adam Gillies to charge all community members not paying the assessment in full by 8/31/18 the sum of \$50.00 per month with the first payment due to 9/15/18 and on the 15<sup>th</sup> of each month thereafter.

**Executive Session** – Motion by Adam Gillies and seconded by Vickie Mulligan to go into Executive Session to discuss personnel issues and legal issues at 9:03 p.m. No action resulted from Executive Session.

### Adjournment