

CAMELOT ROUND TABLE ASSOCIATION, INC.

April 17, 2019

Board Meeting Minutes

(Unapproved)

Confirmation of Quorum – Chris Mackesy confirmed a Quorum was present.

Call to Order – Chris Mackesy called the meeting to order at 6:34 p.m. Board Members Present: Chris Mackesy, Adam Gillies, Jeff Dunn, Shaun Howard, Dennis Ryza, Keith Lang, Terese Burdette, Ryan Millinger. Members Absent: Paul Weghorst

Approval of Board Minutes – Motion was made by Terese Burdette and seconded by Dennis Ryza, to approve the Minutes from the March 20, 2019 Board Meeting. Motion passed.

Finance Report – Terese Burdette provided the Finance Report. She did have the March 2019 financial report from ACM, and Terese reported on the status of the RTA financial accounts. However, Terese has not been provided with the February 2019 Report yet from ACM, but she will be getting same soon. Terese and Chris met with ACM regarding collections of delinquent accounts that met the criteria for collection. The pool construction loan transfer over will be May 15, 2019. Motion by Terese Burdette, seconded by Adam Gillies, to take a draw in the sum of \$275,000.00 for an advance payment on the pool loan to cover upcoming pool expenses. Motion passed.

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

Committee Reports

- a. ILRPC – Paul Weghorst is not present to report. Thus, no report provided.
- b. Land and Lakes – Report provided by Denny Ryza. Two major topics were discussed at the last meeting. Lot 298/299 has had ongoing problem with flooding on their property. The issue is that the RTA does not own any of the property causing the flooding issues for said lot owner. There is a stand pipe that is believed to be part of the flood issue, and it is unclear who is responsible for the drainage issues. Daryl Johnson stated that the Township installed the standing pipe at issue. Further, if the property causing the flooding issues is not owned by the RTA, which it was indicated that the RTA does not own said property, then it is a Township issue. It is the Board's position that if the RTA does not own said property, then the Board should not intervene in the issue. Said homeowner should contact the Township and no action will be taken by the RTA at this time. The second issue discussed at the meeting was the shoreline stabilization reviews. The letters to be sent to homeowners needing stabilization work will be going out to said community members soon. Hank Sutton was here and was able to observe the shorelines and determine which properties needed work. Further, there will be a meeting on 5/16/19 at 6:00 p.m. wherein Hank Sutton will be present to discuss the shoreline stabilization issues with community members desirous of finding out more information. Hank Sutton was an integral part of the review of the shorelines in the process. A letter from Hank Sutton will also be included in the letters from the RTA referencing possible services that Hank Sutton can assist a homeowner with in regard to the stabilization needs, but the community members are not obligated whatsoever to complete the shoreline

stabilization process using Mr. Sutton's services. A Motion was made by Dennis Ryza, seconded by Adam Gillies, to send out the letters to the community members that are in need of the shoreline stabilization work. Motion passed.

- c. Fundraising – No meeting last month. No Report.
- d. Swimming Pool Committee – Pool rental fee discussion requested– Report provided by Keith Lang. It was indicated that the pool is on schedule to open on May 25, 2019. They have begun to fill the pool to test all of the equipment. Keith Lang is still working on obtaining the signage for the pool complex. Further, the swim team will be having some home meets this summer. The swim team is looking for members.

The following Motions were made:

- i. Keith Lang made a motion, seconded by Adam Gillies, to approve the Pool hours as follows: Monday through Friday – Adult Swim 7:00am – 8:00am; Swim Team 8:00am – 10:00am; Swim Lessons (Friday make-up) 10:15am – 10:50am and 11:00am – 11:35am; General Swim 12:00pm – 8:00pm; Pool Party Rental 8:00pm – 10:00pm (\$150.00 for the rental, and no parties allowed on swim team nights); Saturday Hours -Pool Party Rental 9:00am – 11:00am; General Swim 11:00am – 8:00pm; Pool Party Rental 8:00pm – 10:00pm; Sunday Hours – General Swim 11:00am – 8:00pm; Pool Party Rental 8:00pm – 10:00pm. Motion passed.
- ii. Keith Lang made a motion, seconded by Adam Gillies, to approve the Beach Hours as follows: Monday through Friday: General Swim 12:00pm – 5:00pm, Saturday and Sunday: General Swim 11:00am – 5:00pm. Motion passed.
- iii. Motion made by Keith Lang, seconded by Adam Gillies, to approve the following Pool/Beach employment issues:
 - a. Approve the hiring of Kari McCoy as the Aquatics Manager at the rate of \$13.00 per hour.
 - b. Approve the hiring of an Assistant Manager at the rate of \$10.00 per hour.
 - c. Approve the hiring of a Head Guard at the rate of \$9.50 per hour.
 - d. Approve the hiring of Lifeguards at the rate of \$9.00 per hour.
 - e. Approve the hiring of Concessions personnel at the rate of \$8.50 per hour.
 - f. Approve Lifeguard pay at pool parties at the rate of \$12.50 per hour.
 - g. Approve Lifeguard pay at swim lessons at the rate of \$9.50 per hour.
 - h. Approve an annual \$.25 increase in wages for any employee that returns the next season.
 - i. Approve the RTA providing each Lifeguard with one swimsuit as part of their employment, and all other swimsuits sought by the Lifeguard shall be at the Lifeguard's expense.
Motion passed.
- iv. Motion made by Keith Lang, seconded by Ryan Millinger, to approve the purchase of one iPad with rugged case for pool check-in not to exceed \$300.00, and the purchase of a cash register not to exceed the sum of \$300.00. Motion Passed.
- v. Motion by Keith Lange, seconded by Terese Burdette, to approve Kari McCoy, the Lake Camelot Aquatics Manager as a member of the Pool Committee. Motion passed.
- vi. Motion made by Keith Lang, seconded by Ryan Millinger, to approve Vicky Clusky to teach the water aerobics class on Monday and Wednesday nights from 7:00pm

- e. Lake Lancelot Bridge Replacement – See Farnsworth Engineering spec bid – Discussion resulted in recommendation to Daryl to obtain additional quotes on the Bridge Replacement spec bid. No formal action taken.
- f. Lake Lancelot/Harkers Corner Silt Dam Repair – See Farnsworth Engineering spec bid – This is not to fix the dam, but it is to have the specs drawn up so that we can obtain bids to have the dam repaired. Motion by Denny Ryza, seconded by Terese Burdette, to have Farnsworth Engineering draw up the specs necessary to repair the Harker’s Corner dam for the sum of \$9,925.00 per the submitted bid. Motion passed.

New Business

- a. PMC Payment Request #11 - Motion made by Chris Mackesy, seconded by Adam Gillies, to approve the PMC payment request #11 from the pool reserve/special assessment account in the sum of \$9,099.79. Motion passed.
- b. Reports of Muskrat activity on Lake Camelot – RTA office has received complaints of muskrat activity in the lakes. Motion by Ryan Millinger, seconded by Adam Gillies, to have community member, Matt Cochran, be allowed to trap the muskrats/beavers on RTA property effective as of the start of legal trapping season in 2019, or sooner if the RTA can obtain a nuisance permit to be paid by the RTA, at the cost of the Matt is allowed to retain the pelts.
- c. Maintenance Issues – report from Brian Cunningham along with exec session item – Request to hire – Daryl reported that Brian Cunningham has been very helpful in his volunteer work around the neighborhood, and we all want to thank Brian for his hard work and volunteerism. Daryl is desirous of pursuing the discussion with Brian Cunningham of the possibility of hiring Brian as a part-time maintenance person on an as needed basis, especially to handle the spraying as Brian is a licensed sprayer for weeds. Daryl is requesting that Brian be hired to assist with said maintenance. Discussion to continue at executive session.
- d. Parking Lot Repairs Needed – Bids Attached – As can be seen from the different bids, the community has some options with regard to the repair of the existing parking lot. There were three bids received, and all three bids included different specifications and vastly different costs for the repair work described. As all three bids covered different scopes of work, the Board was not able to compare apples to apples. Thus, at this point, no formal action is being taken and Daryl is going to obtain additional quotes on the parking lot repairs.
- e. Request by ACM for discussion re: on-site credit card transactions, requesting change to deposit funds collected into the Alliance operating account – Issued moved to Executive Session.
- f. Discussion on “Contract for Deed” – Board’s position on requiring them to pay Rental Fee – Issue moved to Executive Session.
- g. Request by Kip Clark for approval to let him expand the area next to beach by clearing debris, etc. – Some of the Sportsman Club members spearheaded by community member, Kip Clark, would like to clean out the area to the north of the beach to remove debris, garbage, railroad ties, which will allow additional boat parking at the beach for members. Motion made by Ryan Millinger, seconded by Shaun Howard, to allow Kip Clark/Sportsman’s Club to clear the debris on the north side of the Lake Lancelot beach. Motion passed.

- 7:50pm, paying Vicky the sum of \$10.00 per hour, and the class will cost the sum of \$3.00 per person. Motion passed.
- vii. Motion made by Chris Mackesy, seconded by Adam Gillies, to amend the Pool Contract to have the pool contractor install removable backstroke poles in the pool complex not to exceed the cost of \$1,000.00. Motion passed.
- e. Security Report – Report provided by Michele Smith. Daryl read report aloud at meeting.

Club Reports

- a. Activities Club – No Report provided. Easter Egg hunt was successful with a lot participation from the community. Thank you to everyone that helped with the egg hunt.
- b. Sportsman’s Club – Report provided by Ryan Millinger. Fish Fry is May 4, 2019 from 4:00 p.m. until 7:00 p.m.

ECC Recommendations – Discussion on the pending ECC Applications held. Motion made by Chris Mackesy, seconded by Adam Gillies, to approve ECC Applications for the following lots: Lot 131, Lot 416, Lot 422, Lots 768/769, Lot 927, and Lot 1003. Motion passed.

- a. Lot 493 (Bevill/IB) – Motion made by Adam Gillies, seconded by Ryan Millinger, to approve the ECC Application. Motion Passed.
- b. Lot 706-708 (Musil) – Motion made by Dennis Ryza, seconded by Shaun Howard, to approve the ECC Application. Motion failed.

Old Business

- a. New Swimming Pool Update – Report provided by Chris Mackesy. Pool is being filled and most of the construction is complete. Need to complete the landscaping as required by Peoria County. Motion made by Dennis Ryza, seconded by Adam Gillies, to complete the seeding and shrubbery as required by the County with a cost not to exceed \$15,000.00 with the funds to be paid from the pool contingency account. Motion passed.
- b. ACM Management Update – Report provided by Daryl Johnson. ACM sent out the dues letter. Terese and Chris met with ACM recently, and there are some ideas to update the office and bring things more in line with today’s technology that will be brought to the Board in the near future.
- c. 4th of July discussion – Fireworks budget increase proposal – Discussion of increasing the expenditures for this year because it is the 50th anniversary and possibly doing a bigger show. After much discussion, it was determined by the Board that no action will taken to increase the expenditure for fireworks this year. The prior Contract for the fireworks remains in place.
- d. Hiring Concerns for both maintenance and office assistant needed – Daryl Johnson discussed hiring concerns. Motion by Ryan Millinger, seconded by Dennis Ryza, to hire a full-time maintenance supervisor at the rate of up to \$15.00 per hour, and to hire a part-time maintenance position at the rate of up to \$13.00 per hour. Motion passed. Daryl indicated that he needs an office assistant to work part-time at the Office. Motion by Dennis Ryza, seconded by Adam Gillies, to hire a temporary office assistant for the months of May through August not to exceed 20 hours per week at a rate up to \$12.00 per hour. Motion passed.

- h. Jim Richardson (Lot 162) offer to donate spinet Kimball piano to RTA Clubhouse if RTA Moves it – The Board would like to thank the community member for the offer. However, the Board is respectfully turning down Mr. Richardson’s offer to donate the piano. Thus, no formal action taken.
- i. RFI submitted by David Erxleben (Lot 453) – requesting a copy of all pool change orders #1-4, along with copy of new pool permit. – No action taken.
- j. Request for use of ball field and batting cages by IB Youth Team for practice and games – Discussion on use of the field held by Board and community members present. There is a Limestone Bronco League team that is compromised of mostly Lake Camelot children that is requesting to use the Lake Camelot ball field, the batting cage, and the pitching machine. Discussion regarding the Board’s desire to support the children in the community in any way possible. Board Member, Jeff Dunn, will speak with the coach of said team about what options there are for the team to use the field and batting cage, but in general, no formal action is being taken by Board.

Executive Session – Motion by Adam Gillies and seconded by Ryan Millinger to go into Executive Session to discuss personnel issues and legal issues at 9:37 p.m. Motion Passed. Motion by Ryan Millinger, seconded by Adam Gillies, to come out of Executive Session at 10:29 p.m. Motion Passed.

Action Resulting from Executive Session

Motion made by Jeff Dunn, seconded by Adam Gillies, that Lot 571 (Perkins) shall not be assessed a rental fee for the lot/residence is being purchased under Contract for Deed. Motion passed.

Adjournment – Motion made by Adam Gillies, seconded by Ryan Millinger, to adjourn meeting at 10:31 p.m. Motion passed. Meeting adjourned.

Drafted by:

Jeffrey M. Dunn, Secretary