**CAMELOT ROUND TABLE ASSOCAITION, INC.**

**June 19, 2019**

**Board Meeting Minutes**

**(Unapproved)**

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

**Call to Order** – Chris Mackesy called the meeting to order at 6:30 p.m. Board Members Present: Jeff Dunn, Keith Lang, Ryan Millinger, Chris Mackesy, and Adam Gillies. Members Absent: Terese Burdette, Denny Ryza, and Shaun Howard.

**Approval of Board Minutes** – Motion was made by Adam Gillies and seconded by Ryan Millinger, to approve the Minutes from the May 22, 2019 Board Meeting. Motion passed.

**Finance Report** – Chris Mackesy provided a summary of the Finance Report. Chris reported on the status of the RTA bank and reserve accounts. Discussion with the community members present regarding the pool loan figures as well as the accounts receivable owed to the RTA. Motion to approve the financial report by Ryan Millinger seconded by Adam Gillies. Motion passed.

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

**Committee Reports**

1. ILRPC – Committee did not meet this month and thus there is nothing to report. They are still looking for volunteers for the committee.
2. Land and Lakes – Brian Cunningham attended this month’s meeting and provided a report to the Board. Discussion of using straw bales to assist with erosion prevention on the siltation pond areas where the vegetation was removed. There was also discussion of shoreline stabilization issues and working with the Corps of Engineers, discussed the need to obtain a permit for the stabilization project, but the goal is to have one permit obtained for the whole stabilization project and not substantial amount of individual permits. Discussed the parking lot to the north of the tennis courts being in the last stages of completion, and that the parking lot is being used at this time. In regard to the erosion control issues, Daryl Johnson indicated that the Committee needs to provide him with a list of the specific areas/ravines that need to be treated for erosion control first before he is able to get bids from the contractors as it does not do any good to request bids when the specific ravines and the specific projects themselves are not specifically delineated at this time. Brian Cunningham also discussed that there are still some lingering hazardous tree issues with trees on both RTA and private property that are either dead or alive but falling over that the community will want to keep an eye on in the near future.
3. Fundraising – No report provided.
4. Swimming Pool Committee – Presentation by Chris Carrier AED Unit donation – Chris Carrier made a presentation regarding an AED machine that he was able to obtain. Chris was willing to donate the AED device, but the machine needs new pads which can be obtained at what is believed to be about $90.00 for the set. Keith Lang provided report from this month’s Committee meeting. One issue discussed at the meeting was that the kitchen layout in the pool complex needs to be configured before the RTA can apply for the appropriate licensure to serve hot foods. Thus, the Committee believes it is the best course of action to wait until the next swim season (Summer 2020) before seeking to obtain a license that will cost the community $325.00. At this point in time, not only is the kitchen configuration unknown, the costs for the kitchen setup, i.e. appliances, etc. are not determined as well. Thus, it is the Committee’s recommendation that hot foods be on next year’s agenda for the concession stand, and the current selection of items for purchase remain for this season. There was also discussion at the meeting about possible locations for a dedicated swim lane in the new pool. The prior pool had a dedicated swim lane for people to swim laps or walk that was segregated from the main pool area. There was also discussion regarding having adult only swim time on Monday and Wednesday evenings, but right now that change is not being made but can be considered in the future. Daryl Johnson referenced the pool policy that unless the air temperature is 70 degrees by noon, then the pool will not be open. However, the pool staff will review the upcoming weather for the day to determine whether the pool can be opened at a later time in the afternoon if the weather permits. There was some discussion regarding the appropriate age for child to be present at the pool unaccompanied by an adult and at what age the child can be responsible for dependents at the pool. Motion by Keith Lang, seconded by Adam Gillies, to allow children ages 12 and up to come to the pool unaccompanied by an adult. Motion passed.
5. Security Report – Report provided by Michele Smith to Daryl Johnson, and he went through her report to the members present and the Board. Yard lights being out has been the most prominent issue right now seen around the community as far as violations go. The new RTA security boat will be making a presence on the lakes hopefully starting next weekend. Further, there was an incident on the Upper Lake with a party disrupting the neighborhood wherein the police were contacted and it was reported to the Board that the police were working with the parents of the minors involved to correct the issue. Otherwise, the community is encouraged to report any issues to the Office or Security Personnel.

**Club Reports**

1. Activities Club – Report provided by Kathy Doss. She indicated that the Activities Club is looking for additional volunteers and everyone is gearing up for the 4th of July celebration. The Activities Club will be hosting a dive-in movie night at the Lake Camelot Swimming Pool on July 20, 2019 from 8:00 pm – 10:00 pm. The cost will be $5.00 per family and there will be snacks sold at the event or people are welcome to bring their own. Families will be allowed to float in the pool while watching the movie or be seated around the pool area. The specific movie being shown is undetermined at this time.
2. Sportsman’s Club – The Sportsman’s Club will be cooking again this year for the 4th of July celebration serving pork chop sandwiches and hot dogs. The Sportsman’s Club has continued to be active in the community and members are encouraged to come out and support the community during the 4th of July Celebration.

**ECC Recommendations** – Discussion on the pending ECC Applications held.

1. Lot 86 & 84 – Motion made by Adam Gillies, seconded by Ryan Millinger, to approve the ECC Application. Motion passed.
2. Lot 193 – Motion made by Adam Gillies, seconded by Ryan Millinger, to approve EC Application. Motion passed.
3. Lot 192 – Motion made by Adam Gillies, seconded by Ryan Millinger, to approve the ECC Application. Motion passed.
4. Lot 363 – Motion made by Adam Gillies, seconded by Ryan Millinger, to approve the ECC Application. Motion passed.
5. Lot 483 – Motion made by Adam Gillies, seconded by Ryan Millinger, to approve the ECC Application. Motion passed.
6. Lot 608 – Motion made by Adam Gillies, seconded by Ryan Millinger, to approve the ECC Application. Motion passed.
7. Lot 710 – Motion made by Adam Gillies, seconded by Ryan Millinger, to approve the ECC Application. Motion passed.
8. Lot 877 – Motion made by Adam Gillies, seconded by Ryan Millinger, to approve the ECC Application. Motion passed.
9. Lot 847 – Mr. Yackle is seeking a two-foot variance from the setback requirements per the County guidelines and a seven-foot variance from the RTA setback guidelines. There is a public hearing on July 11, 2019 at Peoria County to determine if he is granted the setback variance from the County. The Board is taking the position that the ECC Application is tabled pending the County Hearing and the Board will revisit this issue pending the variance being approved by the County.

**Old Business**

1. ACM Management Update – discussion on current payment offers from delinquent accounts – Report provided by Chris Mackesy. It was determined at the meeting in May that the Board is going to defer the authority of whether to accept agreements from community members on the payment of their past due obligations to Ryan Millinger and Terese Burdette. If Ryan and Terese are not in agreement on whether to accept the proposed payment agreement, then Shaun Howard shall have the final determining decision.

1. 4th of July Discussion – Everything is set for the celebration, all licenses, letters, etc. have been obtained. Please come out and support the community as we are looking for a high turnout considering it is the 50th Anniversary.
2. Lancelot/Harker’s Corner Silt Dam Repair Update – The Board has received the engineered drawings for the repair of the dam. The next step is to seek bids. However, it was discussed that there was no estimated cost on the engineer’s drawings for what the community should expect to pay for the repair based upon the drawings. Discussion of going back to engineering firm for costs of the repair as that will assist the community in having a reasonable expectation of what something like this should cost. Motion made by Adam Gillies to request the engineer provide a cost estimate on what the RTA should expect to pay to on the Harker’s Corner Silt Dam repairs up to an additional $3,000.00 expenditure, seconded by Ryan Millinger. Motion passed.
3. Status on seeking bids for Check dam installations to reduce siltation – This was covered under land and lakes discussion. This is connected to the erosion control issues discussed above.
4. Status of purchasing Boat for Maintenance/Security – The boat has already been purchased and will be utilized starting this next weekend for security purposes on the lakes.
5. Revisiting decision on scope of Parking Lot Repairs based on recommendation by contractor – Last month the Board approved a bid to repair the existing parking lot at the swimming pool/clubhouse. However, upon further inspection, the contractor has indicated that we do not want to just do a cover up repair on the parking lot as it will not be a long term fix. The contractor felt the RTA would be wasting money just sealing the parking lot if we were not going to fix any of the structural issues first. The sealcoating will not hold up to the abuse without the structural repairs first. Matter referred to Executive Session.
6. Lot 298 – Dansizen letter requesting repairs to drainage pond – The Township has looked at the property. Per Chris Mackesy, the recommendation is that the RTA fill in the drainpipe area with riprap. Per Daryl Johnson’s conversation with the Township, he was advised that if the integrity of the road comes into question as a result of any water issues that may be present, the Township would install a culvert to protect the road, but that culvert will not prevent any erosion into the lake. This matter is deferred to Executive Session as there could be legal issues involved.
7. Rob Mitchell – Lot 12 – Mr. Mitchell requested to discuss the shoreline stabilization issues, and more specifically, his request that he not have to comply with the shoreline stabilization requirements on his specific property. Mr. Mitchell indicated while he does not have any formal shoreline stabilization in place at this time, that he has vegetation and trees on the edge of his property and has not noticed any erosion issues. Thus, he believes it is a violation of his freedoms that he be required to stabilize his shoreline in compliance with the requirements of the community. Mr. Mitchell stated that he has an interest in Lot 723, which received a shoreline stabilization letter, but is not a lake front lot. Issue of Lot 723 to be reviewed as to whether it is a lot requiring shoreline stabilization. Chris Mackesy recommended that Mr. Mitchell provide a formal letter to the Board for consideration to request an exception to the RTA policy and it can be addressed at that time. No formal action taken at this time.
8. Executive Session – Clarification on status of Dues & Assessments for Lots 319-323 Brockway – Matter moved to Executive Session as it has potential legal issues.

**New Business**

1. Requested Motion by ACM to allow Glasford Bank to send RTA bank statements directly to ACM via email to [Accounting@acmweb.com](mailto:Accounting@acmweb.com). – Discussion held. Motion by Chris Mackesy, seconded by Adam Gillies, to authorize Glasford Bank to send the RTA monthly bank statements directly to ACM via email to [accounting@acmweb.com](mailto:accounting@acmweb.com). Motion passed.
2. Payment request #13 – PMC $104,219.01 – Discussion held. This payment will complete the Contract. Motion made by Adam Gillies, seconded by Ryan Millinger, to approve Payment Request #13 and to pay PMC the sum of $104,219.01. Motion passed.
3. Discussion on Insurance requirement by ACM for 4th of July bands – ACM has a policy that any company providing services to the community must have certain insurance policies. ACM is requesting that the Board make a determination whether or not to waive the ACM insurance requirements for the bands playing at the 4th of July Celebration. Motion made by Ryan Millinger, seconded by Adam Gillies, to waive the insurance requirements for the bands to provide services to the RTA. Motion passed.
4. Discussion on Post Office requesting house address # placed on mailbox – The postal carrier in our community is new, and the postal service wanted to discuss encouraging members to post the house number on the mailbox. Board is going to post some awareness about the issue in the newsletter and on social media but the Board cannot require our members to do something they are legally not required to do. The Board is taking no action to require house numbers to be posted outside of any County requirements.
5. Discussion on if Gate was to be installed allowing access to concessions at pool? – There was discussion about having a second gate to access the concession stand area for individuals not actually in the pool area but that want to purchase concessions. Board will follow up with fence company on this issue.
6. Discussion on lake drawdown this fall to facilitate shoreline stabilization projects – Community members have requested to know whether the lake will be lowered to allow for stabilization projects to be completed. Matter addressed further below.
7. Security Budget Discussion – requesting increase to allow random Lake Patrol. Daryl Johnson has indicated that there have been numerous complaints about boats from outside our community, boats without stickers, non-members using the lakes, etc. that a security person on the water will curtail a lot of these issues. Motion by Ryan Millinger to add up to 15 hours per week during the summer hours for additional security time with the winter hours to be reviewed later, seconded by Keith Lang. Motion passed.
8. Request by Dansizen for Fireman to be able to sell raffle tickets during 4th of July festivities – Motion made by Adam Gillies to allow the fire department to sell raffle tickets at the 4th of July celebration, seconded by Keith Lang. Motion passed.
9. Request by Jeff Hoerr to place buoy 30’ out from his dock to stop high-speed boaters from buzzing his dock. Discussion held with lot owner present at meeting. Mr. Hoerr stated boaters are getting too close to his shoreline and his dock. Mr. Hoerr read a letter written by himself to the Board setting forth his concerns. Mr. Hoerr was advised to contact Security if he witnesses individuals traveling to close to his dock, but it was deemed appropriate for him to place a buoy in the lake in front of his dock. There was also a request for more information in the newsletter about security issues. Daryl will add a security corner to the newsletter to allow community members to know what is going on in the neighborhood. No formal action being taken as the Board does not feel a buoy is appropriate, but the Board is cognizant of the issues raised by Mr. Hoerr.

**Executive Session** – Motion by Adam Gillies and seconded by Keith Lang to go into Executive Session to discuss personnel issues and legal issues at 9:05 p.m. Motion Passed. Motion by Ryan Millinger, seconded by Adam Gillies to come out of Executive Session at 9:45 p.m. Motion Passed.

**Action Resulting from Executive Session**

Motion made by Jeff Dunn, seconded by Adam Gillies, to transfer the balance of $2,810.71 for Lot#332 for the special pool assessment to the Joe Crew, the new owner, and to allow the monthly payment plan to Mr. Crew. Motion passed.

Motion made by Jeff Dunn seconded by Adam Gillies, to allow Lots 319-323 to remain in contiguous status until ownership of said lots changes, at which time the next owner of the lots shall comply with the Blue Book rules for contiguous lot status. Motion passed.

Motion made by Jeff Dunn, seconded by Adam Gillies, to not draw down the lakes in the fall/winter of 2019. Motion passed.

Motion made by Jeff Dunn, seconded by Adam Gillies, to rescind the Motion made in May 2019’s meeting regarding the acceptance of the parking lot repair bid with City Coal & Asphalt. Motion to continue to patch the parking lot in its current state with either cold pack and/or gravel with the idea that the parking lot repairs will be revisited in the Spring of 2020. Motion passed.

**Adjournment** – Motion made by Adam Gillies, seconded by Ryan Millinger to adjourn meeting at 9:46 p.m. Motion passed. Meeting adjourned.

Drafted by:

Jeffrey M. Dunn, Secretary