**CAMELOT ROUND TABLE ASSOCAITION, INC.**

**August 21, 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 6:32 p.m. Board Members Present: Jeff Dunn, Keith Lang, Chris Mackesy, Adam Gillies, Terese Burdette, Denny Ryza, Ryan Millinger, and Shaun Howard. Members Absent: None.

**Approval of Board Minutes** – Motion was made by Adam Gillies and seconded by Dennis Ryza, to approve the Minutes from the July 17, 2019 Board Meeting. Motion passed.

**Finance Report** – Terese Burdette provided a summary of the Finance Report. Terese reported on the status of the RTA bank and reserve accounts. The actual report of the specific accounts may be reviewed at the RTA Office. Between April 2019 and this month’s meeting in August 2019, the RTA has collected over $80,000.00 in delinquent accounts. Essentially, the delinquent account status for the community has been reduced by 50% over the last four months from approximately $160,000.00 owed to the approximate sum of $80,000.00.

**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. The Committee is still looking for volunteers for the committee if anyone is interested.
2. Land and Lakes – Denny Ryza provided a report. Committee met this month. The big issues discussed were the Dam at Harker’s Corner and obtaining bids for the repairs of our ravines. Daryl Johnson has attempted to obtain the bids for the ravines, but numerous companies have been unavailable to come out to our community to actually look at the ravines and provide a realistic estimate of the cost to repair. With regard to the repair of the Harker’s Corner Dam, of the five companies sought out to provide bids to repair the dam, only two companies even were willing to submit bids. We received bids from PJ Hoerr and OttoBaum, but those two bids were significantly higher than anticipated into the six-figure range. In light of the high bids, the Committee turned to the idea of possibly repairing the dam instead of replacing it. There is also some concern that the dam over the spillway on Lake Lancelot may not pass the State inspection and there could be the need for substantial funds to repair/replace that dam in the immediate future so there was some concern raised about spending the reserves on the Harker’s Corner Dam if the Lake Lancelot Dam was going to need replaced as well. So, that is why the Committee is recommending there be research done into whether a lesser repair of the Harker’s Corner dam is possible with something along the lines of “slabjacking” the existing dam. There are still concerns with “slabjacking” regarding how permanent of a fix or whether this will actual fix the problem. However, despite the concerns, the recommendation of the Committee is to go with the “slabjacking” repair job instead the extremely high costs associated with the replacement bids.
3. Fundraising – No report provided.
4. Swimming Pool Committee – Keith Lang provided a report. The pool hours changed as of August 15, 2019 due to the students going back to school. August 21, 2019 was the last night for water aerobics for the season. There are issues with the pump room and the construction of it. There are issues with flooding and Daryl Johnson has been working with the contractor of the pool to remedy the situation. The issue is covered under the pool warranty, and the problem will be corrected, but for now we are wanting it to be brought to the community’s attention. Committee still working on what is the best configuration for the kitchen equipment in the concession stand to best suit the pool members next season. There was a discussion regarding a prior electrical issue at the swimming pool complex regarding a breaker box. The Pool Committee is looking into adding a second entrance into the swimming pool to assist with the check-in process. Ideally, the Committee feels it would be more beneficial to have the concessions workers check-in guests through an entry way by the concession stand. The last day for the swimming pool this season will be Labor Day.
5. Security Report – Chris Mackesy provided a summary of the reports. Chris referenced that there have been several complaints. Written warnings and verbal warnings have been issued to homeowner’s not following follow the community rules.

**Club Reports**

1. Activities Club – No report provided. There will be another pool movie night on August 29, 2019.
2. Sportsman’s Club – Ryan Millinger provided report. Comedy Night is October 12, 2019. Tickets will be on sale soon. The Hog Roast will be on September 14, 2019.

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

1. Lot 363 – McCord – Replace tie wall with concrete block - Motion made by Adam Gillies, seconded by Ryan Millinger, to approve EC Application. Motion passed.
2. Lot 468 – Frese – Shoreline Stabilization - Motion made by Adam Gillies, seconded by Ryan Millinger to approve the ECC Application. Motion passed.
3. Lot 492 – Allison – Move shed to new location - Motion made by Adam Gillies, seconded by Ryan Millinger, to approve EC Application. Motion passed.
4. Lot 999 – Hall – Landscaping wall installation - Motion made by Adam Gillies, seconded by Ryan Millinger, to approve EC Application. Motion passed.
5. Lot 1000 – Towery – Shoreline stabilization / dock - Motion made by Adam Gillies, seconded by Ryan Millinger, to approve EC Application. Motion passed.
6. Lot 1033 – DeLorme – Shoreline stabilization / beach area improvement - Motion made by Adam Gillies, seconded by Ryan Millinger, to approve EC Application. Motion passed.
7. Lot 58 – Heath – Shoreline stabilization (work already completed) - Motion made by Adam Gillies, seconded by Ryan Millinger, to approve EC Application. Motion passed.
8. Lot 498 – Johnston – repair seawall, reinstall dock with addition of mooring struck to dock boats at - Motion made by Ryan Millinger, seconded by Dennis Ryza, to approve EC Application. Motion passed.
9. Lot 884/885 – Hackett – Replace part of driveway and sidewalk, fill in flowerbed with concrete – Matter tabled pending obtaining further documentation of the specific plans.

**Old Business**

1. ACM Management Update – No major update to be provided. Contract for the ACM services is up for renewal in October 2019.

1. Lancelot/Harker’s Corner Silt Dam Repair Update – See bids from OttoBaum and PJ Hoerr. See some of the discussion as part of the Land and Lakes Committee. PJ Hoerr’s bid was $109,921.00 and the bid from OttoBaum was $192,322.00 to replace the dam. Daryl believes there is one more quote coming to the RTA still. Motion made by Shaun Howard, seconded by Adam Gillies, to contact PJ Hoerr and Farnsworth to value engineer a cheaper repair/replacement bid for the Harker’s Corner dam contingent on another bid not coming in within a week’s time frame. Motion passed.
2. Collections update – See Court Update letter – accept proposed payment plans (Exec Session). Discussed above in finance report above.
3. Tree Cutting Update – Daryl has received multiple bids to complete the tree cutting services. One bidder does not have the requisite insurance as is required by ACM. The bids have ranged from $185.00 per hour to $225.00 per hour. Daryl has confirmed the trees in question are on RTA property. Daryl has not received any bids as to the number of hours it would take to estimate the number of hours. There was a request of Daryl Johnson to obtain more information regarding the hours necessary to cut the trees. We would like to see a total bid for the project to be completed as opposed to a per hourly rate type bid.
4. Status on seeking bids for Check dam installations to reduce siltation – Daryl has still not received the bids yet on the project but believes they will be coming.

**New Business**

1. Request by GM to have Farnsworth Engineering create Bid Spec Sheet for future replacement of Lancelot Dam Bridge mentioned in yearly dam inspection as needing to be replaced in future – Discussion held by Board. Decision was to wait on spending money on the specs at this time.
2. Request by Mindy Leach to address the Board re: Pool Assessment Contingency – Mindy wants to confirm the status of contingency funds and the calculation thereof. Discussion held between Mindy and Chris Mackesy regarding spreadsheets on said funds. No final decisions or plans have been determined with regard to the contingency funds by the Board at this time.
3. Request by Teri Depue and Suzanne Wheeler to discuss in Executive Session pool operation observations and having swim team in charge of running swim lessons next year. Discussion held with the community and the Board on the best practices for the swim lesson program. No formal action is being taken at this time.
4. Letter from Heuermann – Lot 902 – requesting reconsideration on lowering Lake Lancelot this winter to facilitate shoreline stabilization. Discussion held by Board and community. No formal action is being taken and Board previously made decision on not lowering the lake already.
5. Lot 466 – Carrier – wants dock addressed on 7B that has not been approved by ECC. Discussion held by Board and community. The lot at issue is not technically part of Lake Camelot. No formal action to be taken by the Board on this issue.
6. Lot 479 – Johnston – requesting to address Board on complaints he has verbally submitted. Community member, Dave Johnston, wanted to discuss several issues verbally. Mr. Johnston requested that the Board remove Mr. Musil from the ECC Committee for conduct not appropriate of an ECC Committee member for being biased against his family. Mr. Johnston reported issues with car ports being present in the community. Mr. Johnston wanted to discuss boats not having the Illinois registration issues. Mr. Johnston wanted to discuss a seawall that was not approved. No formal action taken by the Board but instruction to Daryl Johnson to follow up on complaints.
7. Disposition of old boat and pickup truck – recommend advertising in paper as sealed bid to sell/dispose. Motion by Ryan Millinger, seconded by Adam Gillies, to list the old boat and pick-up truck in the Lake Camelot newspaper to be sold by sealed bids to be submitted RTA Office by September 16, 2019 at 5:00 p.m. with the highest bid to be accepted with no reserve price. The bids to be submitted for the boat and the pick-up truck separately. Motion passed.

**Executive Session** – Motion by Adam Gillies, and seconded by Shaun Howard, to go into Executive Session to discuss personnel issues and legal issues at 9:02 p.m. Motion Passed. Motion by Denny Ryza, seconded by Shaun Howard to come out of Executive Session at 10:11 p.m. Motion Passed.

**Action Resulting from Executive Session**

No formal action from Executive Session.

**Adjournment** – Motion made by Ryan Millinger, seconded by Terese Burdette to adjourn meeting at 10:13 p.m. Motion passed. Meeting adjourned.

Drafted by:

Jeffrey M. Dunn, Secretary