**CAMELOT ROUND TABLE ASSOCIATION, INC**

**August 18, 2021**

**Board Meeting Minutes**

**Pledge of Allegiance**

**Call to order** – 6:34pm

1. **Recognition of Quorum**

Board Members Present: Brian Cunningham, Mike DeCesari, Kip Clark, Mindy Leach, Ryan Millinger, and Ryan Murphy. Board Members Absent: Steve Knee, Scott Pedigo, and Brian Turner. Employees Present: Daryl Johnson, Tom Closen

1. **Approval of Minutes**

Motion by DeCesari to approve July 21, 2021, Board Meeting Minutes. Second by Millinger. Motion passed. Motion by Clark to approve July 29, 2021, Special Board Meeting Minutes. Second by Millinger. Motion passed.

1. **Recognition of Members and Guests – See guest sign-in sheet**
2. **Finance Report**

Cunningham provided the following responses to member questions:

We have a cash balance of $936,000.--We have paid out 75% of the Shoreline Stabilization work.-- The money that was in a CD is now in the Glassford Bank Checking Account. --The credit card is paid from the Glassford Bank Checking Account. Cash payments (i.e., fees for boat stickers, assessments, etc.) are deposited into the Glassford Bank Account.

Motion by Decesari to approve Camelot Round Table Association ‘Financial Package Final’ dated 07/31/2021 prepared by American Community Management (ACM). Second by Clark. Motion passed. Motion by Millinger to approve James B. Linehan, CPA final billing invoice for $4,500 for professional services rendered in connection with the preparation of CRTA reviewed financial statements as of and for the year ended December 31, 2020, and the related forms 1120-H and IL-1120 per CRTA engagement letter. Second by DeCesari. Motion passed.

1. **COMMITTEE REPORTS**
2. **ILPRC** – nothing reported
3. **Land and Lakes** -

Johnson discussed time and material proposal received from Trey Verardo to remove leaves and debris to make ten (10) coves on the upper lake functional again. The $350 per hour includes all labor, equipment, and trucking to haul off debris. Trey checked with the Corps of Engineers; and a permit is not required.

Johnson explained he doesn’t proceed with treating the lakes if there is a likelihood of fish kill. In July, the saturated oxygen level was within three (3) to four (4) feet of the surface.

Member requested the General Manager (GM) to address the tall weeds at Harker’s Corner and mud clogging the culvert.

Johnson explained the beach was closed due to the E. coli concentration levels exceeding the Illinois Department of Public Health (IDPH) threshold. The beach will remain closed until the results are within tolerance.

1. **Finance Committee** –

Leach explained the dates and times for the budget planning meeting will be proposed when the GM populates the Proposed Budget Template prepared by ACM with additional data.

1. **Fundraising Committee** – nothing reported
2. **Swimming Pool Committee -** Millinger motioned to pay Sunrise Pool Builders, Inc. (Sunrise) up to $2,500 to winterize the pools per the estimated dated 7/22/2021 (estimated no. 2021-47). Second by DeCesari. Motion passed.

Johnson explained the pool is not recirculating at the rate required per the IDPH permit. As a result, the IDPH did not issue the permit (applicable to the next season May – September 2022). Johnson suspects the flow meter may need replaced.

Millinger motioned to pay Sunrise to diagnose and replace equipment, as required, at a cost not to exceed $1,000. Second by DeCesari. Motion passed. Note: Johnson is to notify DeCesari of the dates and times when the above work is scheduled.

Millinger motioned to provide all 25 pool employees with $25.00 to express the Board’s appreciation for their work this season. Seconded by Clark. Motion passed.

DeCesari stated the gate for the pool is in. Installation date is to be determined.

Discussion held regarding purchasing additional chairs for the pool complex. Cost estimate is $169 per chair plus tax. The suggestion was made to consult the Clubs and Committees for funding assistance. Further discussion was tabled until next month.

Member requested opening pool for use when lifeguards are not present. Discussion was held regarding the Administrative Code, Title 77, Chapter 1, Subchapter n, Part 820, Section 820.360 Patron Regulations, paragraph f.

Cunningham motioned persons less than eighteen (18) years of age must be accompanied by a responsible person eighteen (18) years of age or older when a lifeguard is not present. And no use of the diving board when a lifeguard is not present. Second by Leach. Motion passed. Johnson requested the Minutes reflect that he recommended against approving the motion.

1. **Maintenance Monthly Report** –

Closen’s summary, included but was not limited to, the following.

* The concrete structures on the upper and lower lakes have been painted and

labeled.

* Tennis court cracks have been repaired.
* Bucket was re-welded onto the John Deere equipment.
* Stairway and railing to the beach have been stained.
* Staining of deck and steps is in the planning phase.
* Removed weeds at boat ramp.
* Removed weeds from old water treatment facility.
* Rebuilt beach lifeguard stand.
* Burned brush at baseball field.
* Removed benches from baseball field in order to rebuild.

1. **Ordinance Violation Report** –

One (1) warning issue for unsightliness. Twenty-three (23) warnings issued for inoperable yard lights. Six (6) warnings are in the process of being issued for garbage cans.

1. **Club Reports**

a. **Activities Club** – nothing reported

b. **Sportsman’s Club** –

The Club is sponsoring the Fire Department’s End of Year Bash scheduled for Saturday, August 21, 2021. All proceeds will be donated to the Fire Department.

The recipient of the Del Mendenhal Award will be announced at the Fire Department’s End of Year Bash. -- The Pig Roast will be held in September. -- The Club is rebuilding the benches that were removed from the baseball diamond.

1. **Floor Opened to Members**

Member who has lived in Camelot for more than forty-eight (48) years and own three lots on one of the coves of the upper lake explained that when the lakes were lowered, he was able to access them in the winter and turn and burn the leaves. Since the practice of not lowering the lakes for approximately the past eight (8) years has not been continued, he is not able to remove the leaves. This has resulted in the lake completely silting in one of his lots. He requested the Board consider Trey Verardo’s proposal. --Discussion held --

Leach motioned to accept Trey Verardo’s proposal at a cost not to exceed $24, 000. Cunningham requested roll call vote. Leach-Yes. Cunningham-Yes. DeCesari-No. Millinger-No. Murphy-No. Clark No. Motion failed.

Millinger motioned to have Verardo remove the debris from upper lake coves (identified in Verardo’s proposal) and lower lake coves that are in the same condition as the upper lake coves at a cost not to exceed $50,000. Second by Murphy. Motion passed.

1. **ECC Recommendations --** Millinger motioned to approve the following: Lots 519-521 request to add lot 520 as contiguous status. Lots 536-537 request to add lot 537 to contiguous status. Lot 647 Driveway. Lot 766 Patio. Second by Clark. Motion passed.

Discussion held with member regarding Lot 1043 application. --

Millinger motioned to approve Lot 1043-Dock. Second by Clark. Motion passed.

1. **Old Business**
   1. **Collections Discussion** –

Leach stated delinquencies posted in the July newsletter were verified and correct. Members were delinquent when report was ran on July 19, 2021.

Leach explained the monthly pool assessment is due on the 15th of each month. The report is ran after the 15th.

* 1. **Shoreline Stabilization Status Update** –

We’ve paid out 75% of the Shoreline Stabilization work.

Verardo is available to tour upper lake with the Board Monday, August 23rd.

* 1. **Lot 1 –** Johnson discussed Grant of Easement provided in Board packet.
  2. **Newsletter price quotes**

Johnson provided Gannett Publishing Services Quote No. 2102002-01 dated 6/9/2021. Johnson provided Allegra Quote No. 13813 dated 7/16/2021. Johnson provided P&P Press Quote No. 7226-21 dated 7/26/2021. Millinger made the motion to remain with Gannett Publishing Services. Second by DeCesari. Motion passed.

* 1. **Follow up on EPA issue and status of permitting process** –

Johnson reported that we are waiting for the report from Farnsworth. Report is due at the end of September per the timeframes outlined in the contract.

Johnson reported that one company visited the site regarding the Scope of Work prepared by Leach regarding providing a new septic service for the clubhouse. The company informed Johnson the soil boring report information is needed before a proposal can be submitted.

* 1. **Section 7B update** – assignment of lot number, building permit fee discussion

Discussion held with property owners.

1. **New Business**
   1. **Discussion on stage acquisition/ placement for future events – electrical upgrades to clubhouse to eliminate need to rent generator.**

No action taken.

* 1. **Discussion on Trey Verardo’s proposal for debris remediation on upper lake.**

See item VII above.

* 1. **Discussion on New copier for office**

Johnson presented Equipment Maintenance Agreement quote dated 8/6/2021 from Watts Copy Systems, Inc. Millinger motioned to approve the $205.35 per month per the agreement. Second by Clark. Motion passed.

* 1. **Discussion on purchasing matching chairs for pool. -**See item Ve above.
  2. **Request to issue pool staff end of season thank you bonuses. -** See item Ve above.
  3. **Discussion for need to hire housekeeper and request to increase hourly rate which is currently $12 per hour -** Johnson requested posting job announcement for housekeeper. Millinger motioned to pay up to $15 per hour for a part-time housekeeper. Second by DeCesari. Motion passed.
  4. **Discussion on pool swim at own risk. -** See item Ve above.

1. **Executive Session**

Clark motioned to go into executive session at 8:45pm. Second by Millinger. Motion passed. -- Millinger motioned to come out of executive session at 9:53pm. Second by DeCesari. Motion passed. -- Millinger motioned to rent the RV site to lot 1042 per member’s request. Second by Clark. Motion passed. - Cunningham motioned to contract RTA Attorney and request drafting letter to affirm prior issued easement to keep septic system on lot 1 at will of the Board. Second by Murphy. Motion passed.

The July 27, 2021, email from the RTA Attorney was discussed. Regarding said e-mail, Millinger made the following motion.

#1- concur the Howard’s are subject to the Declaration and not part of Section 7A.

#2- concur with indexing the 2015 Declaration with all the PINS.

#3, option C – concur the Howards and certain lake frontage lots have equal riparian rights but are subject to the Declarations.

#4- concur with putting pack the old paragraph 4 (now 6) about the Association maintaining Lake Lancelot since they are in the Association.

#5- concur that the Declaration does not apply beyond the specific subject beyond those listed (in the Declaration) unless the Howard’s divide the parcel more than into the 3 proposed lots. RTA attorney shall confirm the Declaration applies to all amenities and lake front lot(s).

#6- concur with deleting reference getting the (building) construction plans approve by the RTA (since it is not being constructed on the lakefront).

Motion was seconded by Murphy. Motion passed. - Millinger motioned for the GM to assign a lot number to Howard’s property. Second by Clark. Motion passed.

DeCesari motioned to adjourn meeting at 10:11pm. Second by Murphy. Motion passed.