

**CAMELOT ROUND TABLE ASSOCIATION, INC.**  
**January 17<sup>th</sup>, 2024**  
**Board Meeting Minutes**

Call to order- 6:30 p.m. by Knee

Pledge of Allegiance

- I. Recognition of a Quorum
  - a. Present: Knee, Millinger, Schoettmer, Haley, DeCesari, Miller, Pedigo, Hegenbarth.  
Absent: Clark
- II. Seating of New Board Member – Nick Miller
- III. Election of Officers
  - a. Motion by Millinger to make Alex Rice President Pro Tem. Second DeCesari. Motion carried.
  - b. Motion by Pedigo to remove President Pro Tem. Second Hegenbarth. Motion carried.
  - c. Motion by Pedigo to keep all officers in positions from 2023. Second DeCesari. Motion carried.
- IV. Recognition of Members and Guests
  - i. Member comments are welcome at this time. When recognized, please stand if able and state your name, as well as your lot number. Comments should be limited to no more than 4 minutes.
  - ii. Mr. Goley addressing his ECC application from November 30<sup>th</sup>, 2023 requesting contiguous status.
    1. Motion by DeCesari to grant contiguous status to Lots 905 & 906 with intent to build. Effective retroactively to November 30<sup>th</sup>, 2023. Second Millinger. Motion carried.
  - iii. Mr. Towery addressed questions about the new courts and the possibility for separate newsletters for big projects.
  - iv. All guests present available on sign in sheet.
- V. Finance Report – Schoettmer
  - a. Putting forth recommendation that we create a bank account with Better Banks or otherwise to place Reserve funds in to keep separate for accurate bookkeeping.
  - b. Motion by Millinger to create a reserve account with starting balance of \$200,000 to then add remaining \$129,000 in April of 2024. Second DeCesari. Motion carried.
- VI. General Manager Report – Rice
  - a. Reported that online invoicing through QuickBooks and PayPal Business is now fully functional. 2024 Dues invoices are active. Office cleanup is nearing completion. QuickBooks cleanup nearing completion.
  - b. Addressed prepayments for dues.
  - c. Motion by Millinger that we no longer accept partial or advance payments of any kind. Second Pedigo. Motion carried.
- VII. Club Reports
  - a. Activities Club –Clark
    - i. No report
  - b. Sportsman’s Club –Pedigo
    - i. Ice Fishing Tournament scheduled for January 27, 2024, with rain date of 2/10/2024
      1. \$1,000 Presley’s gift card being raffled – tickets available now

- ii. Lake Camelot Rivermen Game scheduled for March 2<sup>nd</sup>, 2024 – tickets available now.
- c. Dog Park Club-Haffner
  - i. January 10<sup>th</sup>, first meeting of the year planning events and reconciling bank account with all receipts from 2023 events.
  - ii. Feb. 17<sup>th</sup> – Euchre Tournament Fundraiser, March 15<sup>th</sup> – Bingo Fundraiser, April 13<sup>th</sup> – Texas Hold ‘Em Fundraiser, May 18<sup>th</sup> – Lake Camelot Spring Garage Sale Fundraiser, June 29<sup>th</sup> – LC 4<sup>th</sup> of July Basket Raffle, August 15<sup>th</sup> or 17<sup>th</sup> – Dog Park Fundraiser, September 21<sup>st</sup> – Lake Camelot Fall Garage Sale Fundraiser, November 16<sup>th</sup> – Friendsgiving Trivia Fundraiser
  - iii. Club working with ILRPC for Dog Park design, getting bids for fencing for Board approval.
  - iv. Met with Blue Book Committee for change to edit for voting in November.
  - v. Next Dog Park Meeting is February 13<sup>th</sup> or 14<sup>th</sup> @ 6:30 p.m. at the Clubhouse.

#### VIII. Committee Reports

- a. Blue Book Committee-Doss
  - i. No report
- b. ILRPC-Hegenbarth
  - i. Researched the sand filter and realized we need to change sand every 3-5 years. Overall filter needs repair and expert quoted around \$5,000.
    - 1. Motion by Pedigo to allow up to \$6,000 for sand filter repair. Second Millinger. Motion carried.
  - ii. Working on New Courts project with an anticipated start time of March 2024.
  - iii. Plans to develop a maintenance tracking program with general manager.
- c. Land and Lakes – Glen DeLorme
  - i. No meeting, no report
- d. ECC
  - i. Mr. Hecker moved out of the neighborhood, ECC Committee needs more members. Mr. Towery is interested in joining.
    - 1. Motion by DeCesari to appoint Justin Towery and Thomas McCoy to the ECC Committee. Second Hegenbarth. Motion carried.
  - ii. Motion by Pedigo to grant contiguous status to Colt Johnson effective retroactively to November 2023. Second Schoettmer. Motion carried.
- e. Finance Committee – Schoettmer
  - i. No report

#### IX. Old Business

- a. No report

#### X. New Business

- a. Pool Slide Discussion
  - i. Knee: looking into specifics for pool slide.
- b. History Club Discussion
  - i. We are interested in forming a Lake Camelot History Club and gauging interest.
- c. Remediation spec.
  - i. Millinger: Verardo has the scope for the project and is waiting for final documents from engineers. He is expecting to receive the documents next week.

- ii. Motion by Millinger to have manager review scope when received and solicit proposals for completion. Second Schoettmer. Motion carried.
  - d. Renewing Mowing Contract for 2024
    - i. Motion by Millinger to approve mowing contract for 2024-2026 with C & D Lawncare. Second Pedigo. Motion carried.
  - e. Farnsworth Agency Program Manager Appointment
    - i. Motion by Pedigo to approve Phillip Gregory with Farnsworth as our Bridge & Dam Inspection Program Manager. Second DeCesari.
  - f. Lake Structure
    - i. Pedigo: Placing trees in deep parts of the lake as recommended from our inspection to improve fish habitats.
- XI. **Executive Session** – for the purpose of discussing litigation, third party contracts or information regarding appointment, employment, engagement, or dismissal of an employee, independent contractor, agent, or other provider of goods and services, staff grievance, board self-evaluation, violation of rules and regulations of the association, or consult with the association’s legal counsel. No formal action may be taken on any of these matters until the Board returns to open session. The General Manager will be invited to attend a portion of this session.
  - a. Motion by Schoettmer to move to executive session at 7:47 p.m. Second DeCesari. Motion carried.
    - i. Lot 841 ½ & 840
    - ii. Lot 452
    - iii. Manager Review
- XII. Items Resulting from Executive Session
  - a. Motion by Pedigo to maintain same corporate counsel and banks for 2024. Second DeCesari. Motion carried.
  - b. Motion by DeCesari to hire accountant Joseph Runkle to prepare 2023 taxes. Second Pedigo. Motion carried.
  - c. Motion by Millinger to raise GM salary to \$70,000 effective January 1<sup>st</sup>, 2024. Second Hegenbarth. Motion carried.
  - d. Motion by Millinger to replace lower level furnace and air conditioner. Second Hegenbarth. Motion carried.
  - e. Motion by DeCesari to continue having monthly board meetings on the 3<sup>rd</sup> Wednesday of every month at 6:30 pm. Second Schoettmer. Motion carried.
- XIII. Adjournment
  - a. Motion by Schoettmer to adjourn at 8:40 p.m. Second Millinger. Motion carried.