

Dear Fellow Lake Camelot Property Owners,

The Association Organizational Committee would like to thank everyone for the tremendous amount of input and support we have received from everyone. We have received many great ideas and suggestions from owners attending the open meetings that have been held at the lodge on Saturday mornings at 9:00am and via email. We intended to incorporate the information we had gathered into a survey to be mailed to owners to ensure that we were clearly representing the views of the majority of owners.

However, it is Attorney Levine's legal opinion that this Association is in fact a voluntary organization and in light of that information, we no longer believe it is necessary to conduct this survey, as the Association cannot govern most of the issues that we had intended to address in that survey.

With this in mind we recommend that the Association continue to function to provide services to the LCPOA members and help preserve our lake environment. We further recommend that the Association establish only minimal governing authority and defer to local, state and federal agencies to regulate the use of private property. An example of this would be the use of a lot for camping. This is regulated by the town so the association should have no involvement. Restrictive regulations greater than those established by higher governing agencies should only be enacted when it is absolutely necessary to protect the lake environment and then only in accordance with the common interests of the majority of Lake Camelot property owners.

We recommend the Association incorporate the following provisions:

1. The Lodge shall be used for LCPOA members and their guests only.
2. The boat landing(s) owned by the Association should be available for LCPOA members and their guests only.
3. The Beach Clubs are deeded to specific owners. Each owner of record has an undivided fractional interest and the property is the responsibility of these owners. LCPOA maintenance should continue and be commensurate with owner participation and payment of dues.
4. The Outlots are deeded to specific owners. Each owner of record has an undivided fractional interest and the property is the responsibility of these owners. LCPOA maintenance should be commensurate with owner participation and payment of dues.
5. The dump station(s) owned by the association should be used for non-commercial use only and require every user to acquire an annual permit from the Association. The cost of operating and maintaining the dump stations should be collected from users in the rates to be established for permits. Permits should be made available to LCPOA members at a reduced cost.

We believe these five provisions identify the main items of concern that are within the authority of the association. Many other recommendations had been suggested, however the LCPOA would not be able to enforce further regulations due to the fact that the LCPOA is a voluntary organization.

This Committee will continue to research and review many of the conversations, suggestions and questions raised during our meetings. As we develop any ideas we will share them with you at the monthly Board Meetings and on the Internet at www.lakecamelot.org. Please share the information available online with friends and neighbors and let's keep talking.

Respectfully Submitted,

By the Association Organizational Committee Members: Craig Manka, Chairman, Nancy Egerstaffer, Secretary, Tom Birch, Donald Cain, Debbie Lessard, Bruce Meier, Nestor Motluck and Dave Sonnenberg

