

LAKE CAMELOT PROPERTY OWNERS' ASSOCIATION  
MAY BOARD MEETING  
UNAPPROVED MAY 17, 2008 MINUTES

1. Call to Order. Ystad called the meeting to order at 9:02 AM.
2. Roll Call. Ystad asked Lemke to call the roll:  
Brain, Budjac, Lemke, Lipski, Newsom, Schroeder, Wickersham, and Ystad were present. Schneider had an approved absence
3. Approval of April 2008 Minutes. Schroeder moved approval of the minutes, Wickersham seconded. Passed.
4. Treasurer's Report. Lipski. Presented the April 2008 treasurer's report.
5. Committee Reports.
  - a. Building, Grounds and Lodge. Schneider/Ystad. Although the LCPOA has questions about its ability to collect dues and find revenue sources to continue to serve the Lake Camelot community, the LCPOA continues to provide upkeep to common areas and continues to mow the beach clubs. Other maintenance, such as cutting dead trees and the like, is being deferred until we have a better idea if we will be able to continue the present level of maintenance activities or will have to scale back.
  - b. Beach Clubs. Wickersham. The beach clubs came through the winter fairly intact with the loss of 5 or 6 docks probably due to the weather and the unreduced level of water in the lake.

The beach clubs are not owned by the LCPOA but by all lot owners deeded an undivided fractional interest in the particular beach club in their deed. Accordingly, the LCPOA will not be replacing docks, fences, etc except as one of the deed holders of the outlot and beach club.

At this time, the LCPOA will continue to provide insurance coverage through our insurance carrier for the outlots and beach clubs. If we will be able to continue to do so will depend on the type association the members vote for, inclusion or exclusion of non-members under insurance, and the availability of funds to pay premiums.

- c. Environmental and Architectural. Budjac.
  - i. Water Quality. Terry James. Bundles of barley straw are available at the Tri-Lakes office. Tri-Lakes plans to start harvesting weeds soon. Probably Monday, weather permitting.

The County has enacted the Shore Protection Ordinance that will allow the County and the Town to monitor the condition of the shoreline including the land within 30 feet of the shore. There are requirements to protect lake quality through several regulations including mowing, establishment of rain sinks, and the like.

Water monitoring will commence Wednesday. We will begin by only monitoring phosphorus and gradually increase monitoring. Training for volunteers will begin sometime in July. I will have more information about that later.

- ii. Reforestation. Budjac. 360 people ordered trees to plant on their property. We will begin the reforestation project in the common areas after the situation with the association stabilizes and we can plan for our effort.
  - iii. Firewise. Budjac. We have had requests for four new projects which we expect to start fairly soon. Hopefully, we will be able to continue the grants through Tri-Lakes and the DNR.
  - d. Political Action. Newsom. The Town is working on several projects: The remodeling of the town buildings at State Hwy. 13 and Alpine Drive, the expansion of State Hwy. 13 to include left and right turn lanes and a median strip, and the installation of traffic signals at the intersection of State Hwy. 13 and County Rd. D/Alpine Drive, and installation of water utility piping. Work will begin soon on these projects.
  - e. Tri-Lakes. Newsom. Covered under Water Quality and above.
  - f. Neighborhood Watch. Brain. The prohibition on fireworks is now a town ordinance. Fireworks are generally defined as something that leaves the ground such as rockets, Roman candles, etc., not sparklers, and other ground-effect pyrotechnics.
  - g. Security. Brain. In the last month, two citations were issued; one for lack of a camping permit and the other for unauthorized use of the boat launch.
  - h. Website. Schroeder. Nothing to report.
  - i. Frolics. Schroeder. We are beginning planning the next frolics with the expectation members will want to continue this activity.
6. Old Business.

- a. Association Update. Ystad. The website will have weekly updates on the status of the association. Beach clubs and outlots will be mowed and liability insurance continued assuming dues collected and other sources of revenue will be adequate to meet LCPOA's needs. Steve Scarbury has been kind enough to help us identify duplication between covenants and county and town ordinances. The membership committee to recommend changes to LCPOA members has been formed. The Chairman, Craig Manka, has reviewed the applications of those wishing to contribute and has made his selections. He will explain where they are at when we consider new business.
- b. Gypsy Moth Spraying Update. Brain. The spraying contractor anticipates spraying the week after Labor Day, the 2nd of June. They will inform us of the exact date later. We will publish in the Lodge and on the web site. If possible, we will publicize it to the town and the newspapers.

## 7. New Business.

- i. Election Comments. Ystad. We have several board members who are running again since we do not have anyone running in their areas. In fact, we have some areas with no one running at all. We would like to encourage all those who want to make a difference to establish a write-in candidacy and get themselves elected to the board. Brain spoke up and said she wasn't going to run this time but felt she had to run so people in her area would be represented on the board without the board having to solicit prospective board members and ask them to serve..
- ii. Member Committee Update. Craig Manka. He introduced himself and said the questionnaire he distributed to those who evidenced an interest in serving on the committee brought a great response and gave him a lot of trouble trying to decide who to invite to participate.

He chose eight other members beside himself: Four campers and four homeowners and seasonal residents in homes. He wants the committee to be evenhanded and produce a solution all can live with and hopefully get involved in the new association.

He hopes to have a report ready for the June LCPOA Board meeting. He plans to post committee meeting minutes on the LCPOA web site, with the Board's permission.

He invites all lot owners to send their ideas, comments, and suggestions to the committee. The committee's email address is [LCPOACOVENANTS@HOTMAIL.COM](mailto:LCPOACOVENANTS@HOTMAIL.COM).

We all need to work together for the sake of all in the Lake Camelot community.

8. Membership Comments/Statements. Comments/statements were solicited from members attending. Eight members made statements.. A list of members making comments received follows:

- Mary Watley, 855 White Stallion Ct..
- Dale Davidson, 246 Whitby Ct.
- Jack Mickler, 921 Plymouth Ct.
- Jack Eggerstaffer, 216 West Walden Way.
- David Grener, 910/912 Conway Ct.
- Mike Seibert, 245 Whitby Ct.
- Bob Klein, 378 Leeds Ct.
- Ray Stacy, 823 Kingway.

The list of members on the sign-in sheet was not in order of appearance so the list of comments is listed separately from the comments.

a. Camping status on Lake Camelot.

Reply: Camping for more than one camping unit is up to the town. It is out of our hands. While we cannot require campers to get permits, we hope they will obtain permits and support the association.

b. Members should be kept informed and be able to provide input into any decision-making.

Reply: The committee will post information on the LCPOA website, as will the board, so all owners can be kept informed. To provide input, contact Greg and the committee at the email address given above.

c. Can members get dues money back? Wants the LCPOA to be open in communication about decisions made especially the committee and the lawyer.

Reply: The dues are not refundable. The lawsuit did not relate to the dues but only to the penalties and fees assessed by the LCPOA for non-payment of dues. Regarding communication, the LCPOA has a website where information is available. If you do not have access to the web at home or work, contact the lodge or a board member.

d. Considering a class action lawsuit to recover dues and for other purposes.

Reply: There is a legal theory that says if you paid for services received in the past, the services received was in recompense for the dues paid and no funds are due.

- e. We should support the association and committee to get a workable, viable association for all of us.

Reply: Thank you for your support.

- f. When will the Gypsy Moth spraying be done and what will be used?

Reply. Spraying will be done in June and a biological agent will be used that is not toxic to people, plants, or animals except invertebrates like the caterpillars. We tried to get permission to use a stronger agent but the DNR doesn't allow anything stronger in populated areas.

- g. Will dump stations be kept open or closed?

Reply: The dump stations will be open during the day and closed at 5:00 pm unless we can come up with a way to keep them open and stop unauthorized or hazardous use.

- h. Town rules are sufficient. We don't need association rules.

Reply: Thank you for your opinion but we need some rules to govern how lot owners will interact with each other, with and on LCPOA property, liability insurance, and the like.

- i. Water bills have a fire protection charge. What do you plan to do about it?

Reply: We have nothing to do with the town's decisions. We can appear and make comments but our influence is limited. You could have attended and made comments at the hearings. When the town was going to take over the water utility from LCPOA, the proposal was put to a vote and a majority of landowners voted in favor.

- j. Same rules for homeowners and campers. They should both have parity and we need fairness.

Reply. The committee and the board plan to be as even handed as possible. The committee was deliberately formed from four campers and four homeowners plus the chairman so any rules developed out of the process will be as evenhanded as possible.

9. Other Topics as Needed. None.

10. Plan Agenda for the Annual Meeting June 21, 2008. Agenda will be planned during the month. The vote tally will be Friday, June 19, at the lodge. Presentation of newly elected board members will be at the Annual Meeting.

11. Adjourn. Ystad declared the meeting adjourned. General acclamation by board.