

LAKE CAMELOT PROPERTY OWNERS' ASSOCIATION
ANNUAL (JUNE) BOARD MEETING
UNAPPROVED June 21, 2008 MINUTES

1. Call to Order. Ystad called the meeting to order at 9:07 AM.
2. Roll Call. Ystad asked Lemke to call the roll:
Brain, Budjac, Lemke, Lipski, Newsom, Schneider, Schroeder, Wickersham, and Ystad. All were present
3. Treasurer's Report. Lipski.

Presented the May 2008 treasurer's report. The summarized totals are:

On hand:	\$ 69,106.89
Income	37,778.55
Expenses	53,450.43
Cash on hand (5/31)	33,180.15
Money market	111,231.70
CD's	103,488.23
Total on deposit	214,719.93
Total LCPOA funds	247,900.08

4. Nominating Committee. Newsom. Called for volunteers to serve on the nominating committee. There were no volunteers. Terry James and Vern Meyers agreed to serve for another year. Dave Newsom is the board representative.
5. Committee Reports.
 - a. Lodge. Kopchik. The lodge continues to be heavily utilized. We are booked every weekend for activities. We have made some minor improvements to the lodge such as a new shower meter and new window treatments. Some capital improvements such as the roof extension and some other improvements such as additional plantings around the lodge are on hold until the association's status is decided. Our new exchange library is being utilized and we would appreciate any donations of books for it. We also have updated items for sale including t-shirts and floating key chains and the snacks, including pizza remain available and the pizza is a big hit.
 - b. Building and Grounds. Schneider/Wolfe. LCPOA continues to provide upkeep to common areas around the lodge, beach clubs, boat launches and dump stations. Many trees have been cut and mulched. We will soon be grinding stumps. The staff will be performing repairs and maintenance but will not initiate any major projects.

- c. Beach Clubs. Wickersham. LCPOA is looking for people to volunteer to be beach club representatives. 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. It is very important for beach club members to be active in the upkeep and maintenance of the beach clubs.
- d. Environmental and Architectural. Budjac.
 - i. Water Quality. Terry James. Tri-Lakes is currently harvesting weeds on Camelot. Water monitoring began on May 22 with phosphorus; I will have those results soon. The second testing will be June 19. We have 8 test sites on the lake plus zebra mussel platforms. Last year we only tested for phosphorus and chlorophyll A. This year we will continue to test for phosphorus and chlorophyll A and add water temperature and oxygen content tests at different depths in the lake. We are also testing upstream, in conjunction with the County, as far as County Road D and Hwy 73.
 - ii. Reforestation. Jeanne Osgood and Ray Jelinek. We will have trees available for sale in April. Contact Jeanne or Ray to help collect and distribute them. Adams County will continue to charge \$1.50 each.
 - iii. Firewise. Jeanne Osgood and Ray Jelinek. DNR will have a program for accessing home ignition danger zones. There will be a new grant available July 1 to reimburse the chipper, chainsaw sharpening and other related costs. We now have 10 Firewise projects active. We are looking for volunteers to feed wood to the chipper crew, carry wood and pile wood from those using chainsaws. If you have an outlot area behind your property that needs to be cleaned up and you want to volunteer, contact Jeanne Osgood to obtain a permit. If there is lots of brush behind a few or several properties in outlots, get your neighbors together and apply for a permit.
- e. Neighborhood Watch and Security. 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. Neighborhood watch has a new chairman. He is Paul Piselinni of Lake Sherwood. The watch is made up of all three lakes. The new boxes for permits are working well. The permits are very visible to all. Our security person's hours have been cut back. We can do this since most of what we were looking at under the expired covenants are now town ordinances. We no longer have the authority to police them. If you see a town ordinance violation, call the police. The board and our attorney are working on determining what rules we should have and enforce. The new reorganization committee is working on their product and should have something out in the next couple of months.

- f. Political Action (Firewise, Tri-Lakes, Town). Newsom. We have had a quiet summer. The only activities going on are the renovation of the town buildings, the construction on Hwy 13, and the work on the new compactor in the transfer station.
- g. Website. Schroeder. We have had 3,800 visits this year. That is considerably more than last year. Some people report problems opening links on the site. We will contact the web master and get it corrected. We are informed some people are without access to a computer and something needs to be done to keep them abreast of developments. We do not have the resources to make a mailing to our members once a week or every two weeks. Mailings would eat up too much of our scarce resources. We suggest people do one of the following: Visit a library on a regular basis, have a friend or family member give them a copy or have them call the lodge. We are integrating ads in the hard-copy newsletter with ads on the website. This will make billing and management easier. We have had problems with timeliness with updates to the website. The office staff will be trained to update the site in the future.
- h. Frolics. Schroeder. We are beginning planning the next frolics with the expectation members will want to continue this activity. The Frolics will be held Saturday, August 16th. The Shirmalot Ski Team will put on two shows – at noon and 6 pm. We have lots of activities planned. We will have adult and children's games, food, crafters, beverages, music from 2 to 5, The Screaming Eagle Knights band in the evening, and fireworks at dusk. We also have a lottery going on with great prizes. First prize is a fantastic outdoor grill. Tickets are 3 for \$5 or \$2 apiece. We will have a tent in case of inclement weather or just to get out of the sun for a while.
- i. Activities and Accomplishments of LCPOA. Ystad. LCPOA had some major expenses last year. We had to purchase a new chipper. The use of the chipper for Firewise projects is reimbursed by the DNR. We will be reimbursed for some, but not all, of its operating costs. We also had to buy a new tractor for work in maintenance and Firewise projects. We really appreciate all the work volunteers do for the association in firewise, water quality, reforestation, the Frolics and many other areas. The association would not work without you and the work you do.

6. Other Reports.

- a. Status of LCPOA. Ystad. There is currently no litigation against the association. We have formed the Reorganization Committee to give us a starting point to reenergize and reformulate the association and craft good rules for everyone. The board has instituted fiscal restraints to reduce costs to a minimum while the association recreates itself: No capital improvements,

possibly closing the lodge at certain times of the year, reducing number of employees and reducing the number of hours those employees work.

- b. Update on Reorganization Committee. Manka. Chose eight other members beside himself: Four campers and four homeowners and seasonal residents in homes. They are: Nancy Eggerstaffer, Tom Birch, Donald Cain, Debbie Lessard, Bruce Meier, Nestor Motluck, and Dave Sonnenberg. The committee will meet every Saturday in the lodge at 9:00 AM.

Information. Several people have expressed concern at what is perceived as a lack of information coming out of the association and the committee on the reorganization. Information dissemination is a big problem. There is no real way to provide information to members in a timely way except on the website and by email. We cannot provide weekly or biweekly mail updates because of the prohibitive cost. Our costs are between \$1,400 and \$1,800 per mailing.

Survey. We expect to have a draft of the survey ready before the next monthly meeting and out by the end of August. We are sorry for the delay but there are many things to consider before we can send out the survey.

Communication. He invites all lot owners to send their ideas, comments, and suggestions to the committee. The committee's email address is LCPOACOVENANTS@HOTMAIL.COM.

7. New Business.

- a. Election Results. Schroeder. The results of the recent board election are as follows:

Area 1	June Brain
Area 2	Jim Lemke
Area 3	Jerry Lipski
Area 4	Don Ystad
Area 5	Dan Schneider
Area 6	Bob Bujac
Area 7	Dave Wickersham
At Large	Craig Manka

- b. Introduction of Board Officers. Ystad. The officers elected by the board for the next year are:

President	Dan Ystad
Vice President	Dave Wickersham
Treasurer	Dave Lipski
Secretary	Jim Lemke

c. Committees. Ystad. The committees of the board are as follows:

Beach Club	Wickersham
Building and Grounds	Schneider
Environmental and Architectural Frolic	Budjac Schneider
Neighborhood Watch and Security Organization	Brain Manka
Political Action	Newsom
Website	Schneider

d. Determine 2008 Annual meeting Date (June 20, 2009). Lemke. Announced the next annual meeting will be held on Saturday, June 20, 2009 at 9:00 AM.

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

a. Rachel Holmquist, 45 Knight Shield. Mailings. Need more frequent mailings about status of association and reorganization. Association should be voluntary. I am a long time resident. Let everyone know what is going on. Lets get the word out. The lodge bathrooms need to be updated. They need to be ADA compliant.

Reply: We don't see an issue on communication. We notified people in a mailing after the April meeting to look at the web site for updates. For those without a computer, go to your local library and use theirs (libraries usually can provide assistance), ask a relative or friend with a computer what is going on. Alternatively, they can call the lodge or business office.

b. Nancy Christensen, 21/22 Sheffield. I live in Texas and get up here to the lake for a couple months a year. I feel I can represent those that only visit Rome during the summer. The number of signs on the beach clubs really detracts from the beauty of the area. The association needs to do something about the posting of signs on beach clubs. It's hard to keep up with what is going on. Need to post minutes on the web site sooner than the current practice so we can see what is going on. Need to do conflict resolution between neighbors. We don't need more rules for this Can we buy trees and plant them on beach clubs?

Reply: We hope to plant trees on beach clubs but need someone to water them while they are growing. We need volunteers from the beach club. We urge people to get involved and volunteer to be a beach club representative. We'll see what we can do to get the minutes posted earlier. We try to limit signs on beach clubs and we do not post signs on them.

- c. Dale Davidson, 246/244 Whitby Ct. Just wanted to let everyone know the appeals court reversed and anyone who had their non-conforming use revoked can have 2 campers on their lot. Like the case with the Barkers and the extension of the covenants, the board had no right to sell the water utility to the town. LCPOA didn't have a 2/3 majority vote at that annual meeting. Will bring it up to an attorney.

Reply: We had an opinion from our attorney at the time of the Barker appeal. We now have a new lawyer who has told us the issue needs to be researched. The water utility was sold to the town by a previous board. We really have no idea how the sale was approved. In any event, the utility is currently carrying about 5 million in debt. We don't want it back with the debt and I don't think you do either. We will contact our attorney to see the legal sufficiency of the sale.

- d. John Hoffman, 397 Leeds Ct. 960/962/964 Thoreau, Who owns the lakefront on Walden Cove? Some people cut their grass right to the water's edge. Ruins our enjoyment of Walden. We want it to stop.

Reply: We will look into it. We looked into one situation last fall. Don't know if this is the same property but we will look into it.

- e. Denise Barker, 191/177 Walden Court. They were not right to extend the covenants in 1999 without a quorum. There are not enough property owners present for a quorum at this meeting. There can be no business conducted here and the meeting should be adjourned now.

Reply: We could have just shut down after the appeals court rules but thought that would not be good for the association or the membership. Over 80% have paid dues, which says they support the Association in some form.

Note/Explanation from LCPOA Secretary: The association and the board operates under Roberts Rules of Order. A quorum is only necessary for membership votes, not to hold a meeting. And certainly not to allow the board to vote, which only requires a quorum of the board, otherwise we could not even take a vote to adjourn the meeting.

- f. Jack Eggerstaffer, 216 West Walden Way. We were deprived of our right to have 2 campers and the board did nothing? Do you plan to do anything to correct the camper ordinance?

Reply: This is a town issue. We can do nothing about it. We appeared before the town board at hearings and meetings to present our views and also state we would follow any ordinance the town passed.

- g. Ray Stacy, 823 Kingway. No camping in winter. We also need parity so limit homeowner's campers also.

Reply: No reply at meeting. Note the covenants are not in force and probably won't be revived. This is a town zoning issue.

- 9, Adjourn. Ystad called for a motion to adjourn. Schneider so moved. Bujac Seconded. All board members voted aye. Ystad adjourned the meeting.