

**LCPOA BOARD MEETING  
JULY 21, 2007  
UNAPPROVED**

Secretary Jim Lemke called the July 21, 2007 meeting to order at 9:07 a.m.

Directors Present: Lemke, Newsom, Budjac, Schneider, Brain and Schroeder

Directors Excused: Ystad, Lipski and Wickersham

Motion by Schroeder, 2<sup>nd</sup> by Brain to approve the minutes from the May 19, 2007 Board Meeting as presented. Carried.

The June 2007 Treasurer's Report was presented and accepted.

**Membership Comments:**

**John Snyder-808 Richmond Court** questioned the deck requirements. He stated that his wife has a medical condition that makes meeting the deck requirements difficult. He asked for an exception to the deck requirement. The board recommended that the Area Representative review the situation.

**Ray Stacy-823 Kings Way** questioned the Treasurer's Report. He would like to see an itemized Expense Sheet of the month's expenditures. He also asked for proof that the bookkeeping records of the LCPOA reflect proof that the offshore property dues are sufficient to pay for the maintenance and clean up of the Beach Clubs.

**Karen Grossbier-806 Manchester** thanked the board for approving the placement of posters around Lake Camelot stating the Fireworks Regulation. It seemed to curtail the use of fireworks.

**Donna Krahn-930 Alston Court** also thanked the board for allowing June Brain to place the Fireworks Regulation Posters around the Lake Camelot Area.

**Peter Hoffman-891 Norwich Court** also thanked the board for the Fireworks Regulation Posters. He previously has had a boat cover receive burn marks due to the result of fireworks.

- Hoffman also commented on property owners in his area having campfires that he feels are out of control. He doesn't want to do contact anyone about it because of the recourse he feels he could receive. Sharell Kopchik (Lodge Manager) is the Fire Warden for the Lake Camelot Area. Anyone observing a campfire that is of concern should contact Sharell Kopchik at the Lodge during lodge hours or the Police or Fire Department after lodge hours. You don't have to give your name, just the address of concern.

## **Committee Reports:**

**Building and Grounds-Dan Schneider** reported that the sprinkler system has been installed.

The Maintenance Crew is busy repairing fences and mowing grass.

Schneider stated that one of his goals this year will be to review the cost of maintaining the beach clubs to make sure the off-shore dues are sufficient to cover the cost of maintaining the beach clubs.

Arlene Scalzo made the comment to remember we are one association whether you are an offshore or onshore property owner. As a whole we want the beach clubs, lodge area, etc. to look nice because it is a reflection of the whole association.

Karen Grossbier who is an on-shore property owners stated that she doesn't want any of her dues money to go to maintain the Beach Clubs because she isn't able to use them.

Jim Lemke reminded everyone that the Lake is the important thing.

**Environmental & Architectural-Bob Budjac** reported that permits have been taken for the following:

- 4 – decks
- 1 – porch
- 1 – home addition

**Water Quality-Terry James** reported that the May 25, 2007 test results have been received. The test results revealed low levels of phosphorus except for the test site by the 8<sup>th</sup> Street Boat Landing. This test site revealed a high level of phosphorus at .089. The test results are showing the DNR that Lake Camelot is doing their part.

The July 17, 2007 test results should be available soon.

Terry James reported that at the last Lake Alliance Meeting he had the opportunity to talk with Chris Murphy about the May 25, 2007 test results. In the near future the testing of 5 designated ditches will begin east of 8<sup>th</sup> Avenue to show the phosphorus level there. The DNR has dollars available for clean up ponds if the phosphorus levels prove to be high there.

Lake Sherwood has come on board and will soon begin water quality testing at four sites.

James also reported that lake water levels are down. Lake Camelot is down at least 6 inches.

**Reforestation-Jeanne Osgood** reported that she would like to see the reforestation plan started last year continue. She would like to expand the program to allow property owners to purchase seedlings. A proposal to purchase more seedlings will be submitted by Osgood in the future for the board to consider.

**Firewise-Jeanne Osgood** handed out a Firewise Brochure, which featured Lake Camelot's Firewise Communities on the front.

Osgood reported that Corky Grisham, Firewise Chairman has accepted a new job and will no longer be able to head the Firewise Program. Osgood will replace Grisham but will be streamlining the Firewise Project Process. Anyone willing to volunteer to become part of the Firewise Committee should contact Jeanne Osgood.

**Political Action-Dave Newsom** reported that the following topics were discussed at the last Town Meeting:

- Transfer Site Changes-clear bags to be used
- Recommendation to ban Phosphorus Fertilizers in the Town of Rome
- Gypsy Moth Problem-tabled for 2 weeks
- Fire Training
- Municipal Complex

**TriLakes-Dave Newsom** reported that the water level in the lakes is low.

**Neighborhood Watch-June Brain** reported the group has been very active. The next quarterly meeting is September 18<sup>th</sup>, 2007 at 6:30 p.m. at the Town Hall.

**Security-June Brain** reported that she is in the process of reviewing the security procedures. Monitoring the boat landing for Lake Camelot stickers and the notices being given out are currently being reviewed.

Brain asked the security officer (Pete) to give a report. Pete reported that this year has been quiet. Only several letters and no sticker notices have been sent out. No fines have been issued.

**Website-Diane Schroeder** reported that Website Guidelines have been developed.

Members will now be able to sign up for Alerts and the Newsletter separately.

Board and Committee Members will be submitting written reports at least quarterly for the website. These reports will be found under the Board Link.

**Frolics-Diane Schroeder** reminded everyone that the Summer Frolic will be Saturday, August 18<sup>th</sup>, 2007. Rain or Shine. Please check the website for a complete schedule of

events. Anyone interested in volunteering should contact the lodge. Please support the Frolic by purchasing your raffle tickets.

**OLD BUSINESS:**

Lemke thanked Jeanne Osgood for accepting the position of Firewise Chair.

Lemke reported that the LP Tank Regulation is on the agenda for the August Zoning Meeting. 60-pound tanks that are affixed to a unit will be acceptable.

Lemke read the following statement referencing the outcome of the suit to disband the LCPOA:

On Tuesday, July 17, 2007, Judge Charles Pollex, Circuit Court of Adams County, ruled that the Restrictive Covenants of the Lake Camelot Property Owners' Association, Inc. were totally valid and enforceable. Earlier, a couple of property owners had challenged the authority of the Association to enforce the Restrictive Covenants to charge maintenance fees, assess dues and enforce any camping or other Rules and Regulations violations. Those property owners had contended that the amendment to the By Laws in 1998 regarding the change in the definition of a quorum and the amendment to the Restrictive Covenants in 1999 to make the Restrictive Covenants perpetual were not done properly so that all of the assessments by the Association for dues, maintenance fees and fines were null and void. However, the Adams County Circuit Court disagreed with those property owners and held in favor of the Association by holding that the procedures to adopt the change in the definition of a quorum in the By Laws and to perpetually extend the Restrictive Covenants were entirely proper and the assessments were fully enforceable.

**NEW BUSINESS:**

Lemke stated that he will be reviewing the procedures and timing of the newsletter with Jeanne Osgood.

Reminder that the August 18<sup>th</sup>, 2007 Board Meeting will be at 8:00 a.m. due to the Summer Frolic.

Meeting adjourned at 10:18 a.m.

Respectfully Submitted,

Diane Schroeder  
Acting Secretary

Discussion of proposed new municipal building.

Disclaimer: The LCPOA Board takes no position on the proposed building. The building committee has asked for time at each of the local lakes associations and we agreed to allow them time to present their information.