

MINUTES

LAKE ROYALE BOARD OF DIRECTORS MEETING

OCTOBER 20, 2001

PRESENT: Jeannette Beckwith, Bill Chancellor, Vanessa Dunn, Ann Faison, Jim Hales, Tom Nichols, Stuart Nottingham, Fred Robbins, Ray Robinson, Garland Shephard, Bob Winters. Absent – Tony Antonelli

OPENING CERMEONY:

The meeting was called to order at 10:02 AM. by the President, Stuart Nottingham.

MINUTES:

The minutes of the September 15, 2001 were accepted as written. A motion was made to amend the minutes of the August 2001 meeting. The amendment would cover the inclusion of the Resolutions to provide for the operation of Lake Royale Property Owner Association. Motion made by Jim Hales, seconded by Ann Faison unanimously approved.

COMMITTEE REPORTS:

Executive – No meeting

FINANCE COMMITTEE – Jan Mickels – 1. Finance meeting to continue on second Saturday of each month at 9:00 am at the POA office location. 2. Apparent discrepancy in financial reports to be investigated by Jan Mickels and Jim Hales. Motion to approve minutes, by Garland Shephard and seconded by Fred Robbins.

RECREATION COMMITTEE: Cheryl Pittman – 1. Community yard sale was rained out; rain date is November 10th, Saturday at the POA office complex. 2. Request that all

members that are planning to attend future Steak Night's call in their reservations no later than Wednesday, this will allow for the purchase and time for items that the association provides and alleviate double trips to the store. 3. Teen Dance, October 26, 2001 if no other school activity functions would interfere with scheduling. 4. Children's Halloween Party Saturday, October 27, 2001, from 12:00 PM. To 2:00 PM. 5. Adult Halloween Dance – October 27, Saturday night, from 8:00 PM. To 12:00 PM. Costumes optional. 6. Thanksgiving Dinner – November 17, Saturday evening at 6:00 PM. Reservations and a \$10.00 per family deposit are required in advance. Deposit will be refunded at dinner. Reservation deadline is November 14, 2001, Wednesday. 7. \$137.00 was collected for the American Red Cross Disaster Fund.

BUILDING COMMITTEE: Fred Robbins – Two permits were approved,

BOARD OF ADJUSTMENT: No meeting

UTILITY – No meeting

TREASURER'S REPORT – Jim Hales – September dues collected \$25, 660.15- Dues 2001/2002 - \$18, 835.71, 2000 – 2001 - \$2,716.38, Years prior to 2000 - \$2,066.00. The Treasurer than listed all account balances by banks for a grand total of \$768,668.32. No CD or Money Market account exceeds \$100,000.00. Stuart Nottingham stated further that the POA now has over \$200,000.00 in the Emergency Disaster Fund. He also stated that the POA has \$68,222.00 in the Capital Improvement Fund. This is over and above the 11.7% allocation.

MAINTENANCE REPORT: Mr. Paul Hershey, Assistant General Manager, outlined completed work in September. He further outlined winter projects. There have been few applicants for the Police Chief position. The events of September 11, 2001 have put a

hold on the project. Stuart Nottingham asked that the project be revitalized and the Police Commission to meet the week of October 22, 2001.

EMERGENCY MANAGEMENT: Tom Nichols - Reported no quorum at meeting, but an informal discussion of 1. Picture I.D. for POA members 2. In event the county water is ever contaminated can we use wells?

BYLAWS/COVENANTS: Hib Affleck covered several points of concern. He refers to the year 2002, for the revision of our covenants to be voted on by the POA membership. This poses the following questions. 1. Do we call a special meeting to vote on the revisions? 2. Can you vote by mail? 2. Can only the members present at the meeting vote and if so is a vote of 2/3 necessary? 4. The vote has to approve the total rewrite? Yes or No? Hib mentioned that in order to have total membership vote a copy of revision would have to be mailed to all POA members. He estimated cost of \$17,000.00. Bob Winters suggested mailing a postcard to all members for them to request a copy if interested. The questions was raised "that if revision was rejected would this void existing covenants" A motion was made by Jim Hales and seconded by Bob Winters and approved to consult legal counsel on this matter. In the event a meeting needed to be scheduled with the board for review.

NEWSLETTER: Marge Newlin – 1. November issue currently at printer. 2. Marge Newlin appealed for input for paper and volunteers for the committee. 3. The 15th of every month is the deadline for copy.

BEAUTIFICATION: Committee met and planned fall and winter projects.

PRESIDENT'S REPORT: Stuart Nottingham summarized the events of October 1st, when NCSP left the lake. He outlined the backup plan that had been arranged with the

Franklin and Nash County Sheriff's Dept and Wackenhut for the gate security. He thanked the Assistant General Manager and General Manager for the plan. He then suggested that we compensate the Sheriff's Dept. for their time and efforts. He suggested using some of the money we would have paid to NCSP.

The President then discussed a recent fire at the lake, which revealed the following: 1. The Justice Fire Dept. had no maps showing addresses. 2. Bunn Fire Dept. only concerned with lot numbers. A homeowner, Al Newlin, stated that only street addresses were legal. The question of locating a sub-station of Bunn Fire dept. adjacent to the lake entrance was discussed.

The question of closed workshops was clarified. There will not be closed workshops. All POA members are invited to attend. The POA non-board members are free to listen to the board members but no comments to be made unless requested.

HOMEOWNER FORUM:

June Affleck requested the water fountain be reinstalled in the lodge. Mr. Hershey stated already in the works.

Garland Shepherd answered an accusation that had been directed to him. It was stated by Brenda Gregory that she heard that the paving contract was awarded to The Barnhill Company because of the influence of Mr. Shepherd. Mr. Shepherd made it quite clear that there was no truth to the rumor.

Lee Robinson – Requested again that Sagamore Drive at the intersection with Choctaw be striped and reflectors be installed to aid at night. She also requested a joint meeting between the campers and residents. The purpose of the meeting to bring harmony between the two factions. She stated that it is her opinion the new covenants should first

be rewritten in simple English. The revisions to be done later. Regarding money reimbursement to the Franklin County Sheriff's Dept. Acknowledge to them they are doing a good job, however, the property owners pay for protection in our county taxes. We have never received this service before.

Jan Mickels – Jan requested an explanation of why the workshop was moved off the premises of the POA property? She further requested each board member to state their personal opinion of this move. Due to a number of reasons this was not completed.

When Ms. Mickels asked for individual board members opinions, Garland Shephard spoke first, then Fred Robbins. He was then interrupted by Stuart Nottingham, in Stuart explaining to Ms. Mickels it was a closed issue that they would not consider that route again for Workshops to be off the property and closed. Mr. Robbins was asked other questions and then he took exception to several things and said he was resigning from the board and he then left the meeting. Jan requested an explanation of why we did not consider renting space in the POA office complex to another restaurant? She stated that when the opportunity is available to offset cost we should consider it. It is her feeling that we have no obligation to protect the current restaurant.

Elaine LaShock- She requested on the website to list names of committee members. She stated that the Ladies Room is not handicap compliant.

Ann Faison Announced an arts and craft show on December 1, 2001, Saturday at the Lodge. 10% of the earnings to go to fish restocking fund.

Les Robertson 1. Should we have a meeting with the attorney or just a phone call to save cost? 2. Will the \$10.00 deposit per family be returned on the day of dinner? Yes. 3. Did the NCSP violate their contract and if so is the POA prepared to take action.

No comments at this time. 4. Restaurant at POA complex can that decision be left up to property owners? No comment

Al Newlin – Restated that only street addresses are legal. He was appalled by Fred Robbins resignation. Feels board members should be thick skinned, but sensitive.

Brenda Gregory – Did not understand why Fred Robbins directed his anger towards her as he was leaving the building.

OLD BUSINESS:

1. Attorney advised that property owner could utilize utility easements. However, if POA needs access any obstruction will have to be removed.
2. Tractor-trailer parking, where?

NEW BUSINESS:

1. Paul Hershey is a permanent employee, as Assistant General Manager, was approved by the board. A contract was offered and accepted
2. \$1,500.00 be taken from the Beautification awarded funds for Budget 2001/2002 to assist the AMVETS in relocating the American Flag pole and area around it at main entrance on hill behind main signage.

Meeting was adjourned at 12:15pm.

Respectfully Submitted,

Ray Robinson, Secretary