

BOARD OF DIRECTORS MEETING
LAKE ROYALE PROPERTY OWNERS ASSOCIATION
OCTOBER 19, 2002 – SATURDAY
10:00a.m. – LODGE

Call to Order

The meeting was called to order by the president, Bob Winters. Present were Bob Winters, Marian Hyatt, Stuart Nottingham, Jim Hales, Richard Farrow, Roy Batton, Ray Robinson, Thomas Pletz, Garland Shephard, Tom Nichols, and Bill Wakefield. Staff present was Paul Hershey, David Bryant, Chief Jarrett Umstead, Todd Pearce, and Glen Gill. Absent was Tony Antonelli.

Pledge of Allegiance

The meeting began with the pledge of allegiance, led by a local girl scout.

Approval of the September Meeting Minutes

Mr. Winters requested approval of the September meeting minutes. Mr. Thomas Pletz mentioned his name needed correcting. Mr. Farrow indicated that he was present at the last meeting. Mr. Winters then called for a motion. Mr. Shephard motioned and Mr. Pletz seconded.

Treasurer's Report

Jim Hales presented the Treasurer's Report.

Dues for 2002 – 2003	\$21,543.05
Dues for 2001 – 2002	\$9, 226.43
Prior dues	\$4,328.82
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Total	\$36,272.12

Bank balance = \$1,117,314.66

Mr. Hales complimented Mr. Bryant's service as controller.

Committee Meeting Minutes

Mr. Shepard asked about Credit Union not being FDIC insured. Mr. Hershey responded with information about FDIC and credit unions. Mr. Winters requested that documentation be sent out. Mr. Hales explained benefits of credit unions. Mr. Robinson inquired about direct deposit for employees and fee-less ATM.

Executive Committee Minutes

Mr. Winters presented the Executive Committee Minutes.

Board of Adjustments

Mr. Newlin presented key points of Board of Adjustment minutes. Mr. Shepard inquired about the Board of Adjustments procedures. Mr. Winters clarified Board of Adjustments covenants. Mr. Newlin explained in order to carry a motion at their meetings; they require four votes with five members present. Mr. Winters complimented Mr. Newlin on his service and dedication. Mr. Newlin asked that Conditional Use Permits be extended. Currently the covenants restrict them to six months. Mr. Robinson inquired about renewing the permit by Building Committee.

Finance Committee

Mr. Robinson presented the Finance Committee Report and minutes, as Bill Wallace was absent. Mr. Robinson informed Board of Mike Riley's death. Mr. Robinson explained committee procedure of removing members absent for three consecutive meetings. Mr. Robinson noted Mr. Hales' resignation as Treasurer.

Building Committee

Mr. Robinson presented Building Committee Report. Mr. Shepard inquired about Mr. Nichols' approval of two Building Committee Teams. Mr. Robinson responded that the committee is currently composed of eight members but needs ten in order to form Building Committee Teams. Presently the committee is advertising for at least two more members. Mr. Nottingham suggested that training be provided to Building Committee such as that done with Board of Adjustments. Mr. Robinson commented that such a trainer might be difficult to acquire.

President's Report

Mr. Winters presented the President's Report. Again, mentioned the passing of Mike Riley. Mr. Winters mentions a memorial garden by the flagpole. Mr. Nichols described the garden for those unfamiliar to the memorial. Mr. Newlin mentioned Beautification Committee's approval to place markers in the garden. Mr. Winters mentioned that the 50+ group's political forum urged everyone to get out and vote. Mr. Winters formally announced the resignation of Jim Hales from Board as Treasurer. Mr. Winters complimented Mr. Hales on his service and dedication to Board and that this was Mr. Hales last meeting. Mr. Winters announced Mr. Nottingham has assumed the Treasurer position and Mr. Wakefield will be Secretary.

General Manager's Report

Paul Hershey presented the General Manager's Report.

- Mr. Hershey stressed his understanding of urgency on issues such as fixing structures, the road system, and unsightly appearance of lots.
- Mr. Hershey reiterated that projects would be progressing forward.
- Mr. Hershey advised the Board that he will have a 2003 calendar with black-out dates for lodge rental at the next Board meeting.

- Mr. Pearce presented the Maintenance Supervisor's Report. Mr. Pearce commented that he is looking at 25 lots to clean and so far has contacted 23 property owners.
- Mr. Umstead presented the Police Chief Report.

Property Owner's Forum

Al Newlin opened the forum with discussion on the following:

- Requested status of Board of Adjustments three-year member term.
- Asked about dog issues and ordinances.
- Requested that the voting on covenant changes be placed on July 2003 Annual Meeting agenda.
- Requested explanation of "Share the Road" signs.
- Requested that community bulletin boards be cleaned and maintained after events have taken place.
- Favored home mail delivery instead of mail distribution to common area.

Elaine Lassit commented that "no excuse" voting is available with no waiting.

Hib Afflect commented on the following

- Lake Royale attorney mentioned several procedures being done incorrectly, especially petitions. Mr. Shepard asked if past illegal actions are considered null and void. Mr. Hershey commented that the attorney is looking into this issue.
- Agreed with Mr. Newlin in postponing vote on covenants to July 2003 Annual Meeting.
- Agreed and favored home mail delivery instead of mail distribution to common area.
- Ruling of number of dues equal number of votes regardless of numbers of lots owned is still in effect.

Doris Hedgepith commented on the following:

- Complimented the cleaning of the lots.
- Inquired about parking in community. Mr. Winters explained the appropriate parking areas.
- Inquired about evacuation from community during a natural disaster. Mr. Winters explained procedures for getting out back gate and safety traveling through dam water.
- Inquired about heritage of Lake Royale area for her Native American tribe. Mr. Winters commented that the history of Lake Royale is worth pursuing.
- Expressed her appreciation of the Board of Directors.

Garland Shepard commented (as a citizen) on the mail delivery issue. He is against using POA money to provide mail service provided by US Government. Mr. Robinson inquired as to why community cannot get home delivery. Mr. Winters explained past actions have

been received negatively by postmaster. However, Ms. Hyatt is readdressing the issue with local postmaster again.

Leo Brennan commented on the Memorial Garden. He suggested plaques be placed in garden indicating service of deceased. Mr. Winters agreed with this suggestion.

Les Robertson commented on the following:

- Impressed with the Lake Royale community.
- Presented Recreation Committee October 7th meeting report and that they are looking for new members and a male chaperone for an upcoming event. Mr. Nichols volunteered. Also need staff for Halloween and other recreation events. Mr. Farrow asked for his phone number. Mr. Winters agreed to try to help get new members.
- Mentioned Steak Night tonight.

Tom Nichols mentioned that there is a Gospel Jubilee on November 16th at 7:00pm. There is no cost and will be free drinks and snacks.

Old Business

Status Log:

- Pave all roads: Mr. Hershey is awaiting proposals.
- Non-Compliance Letters: People are cleaning with weekly follow-ups.
- Covenant Changes: Mr. Shepard motioned to change date to February 2003 and Mr. Nottingham seconded. There was concern from property owners that Board may be rushing vote. Mr. Nichols commented in favor of July 2003 ballot. Mr. Shepard mentioned past postponements. Mr. Winters reminded everyone of costs associated with special meeting to vote on covenants and indicated effective cost on July 2003 ballot. Ms. Hyatt motioned for July 2003 ballot, Nottingham seconded.
- Water and sewer district: Mr. Hershey reported on his meeting with Mr. Gobel. Mr. Robinson discussed water sampling.

Improved Gate Security:

- Mr. Hershey notified Board that Guardsmark is going to stick to facility access procedures determined by Lake Royale's POA Board of Directors.
- Mr. Gill of Guardsmark informed Board that verbal abuse to gate security will not be tolerated and offenders will be charged. Mr. Wakefield suggested a warning for this offense be issued in community newspaper.
- Mr. Winters indicated Facilities Access Document needs correcting before board will approve. Mr. Hershey will address the errors.
- Mr. Robinson requested a need for clarification of registration of boats/trailers and access to community for such vehicles.
- Old stickers vs. new stickers: Mr. Winters indicated that those with old stickers must pay dues to get new stickers and this may be a way to get dues paid.

Improve Public Areas:

- Mr. Winters suggested a no-cost www.LakeRoyalePOA.org public website. Mr. Newlin questioned access to the website. Mr. Winters assured everyone that access to certain areas of website would be restricted.

Fund balance: Mr. Hershey presented operating revenues.

Establishment of Municipality:

- Mr. Winters indicated that it's worth considering and mentioned that it would open up funding for the community.
- Mr. Hershey mentioned that there are currently six similar communities in NC.

Lodge Handicap Accessible: Mr. Hershey indicated it would be done next week.

Permanent Guest List: Agreed to table issue for workshop.

Lodge Rental: to be discussed at next meeting.

Mail Delivery:

- Mr. Winters and Ms. Hyatt in favor of home delivery. Postmaster's issue is that roads are not compatible with USPS trucks.
- Mr. Winters asked that a task force be established to pursue this issue. Mr. Newlin, Ms. Hyatt, and Mr. Shepard Volunteered.

New Business

Welcoming Committee:

- Advertising for new members.
- Working on new directory.

Board of Director's Vacancy: Vacancy due to Jim Hale's resignation.

Mr. Robinson suggested Tornado warning be placed on status log.

Meeting adjourned: 1:35pm