

**BOARD OF DIRECTORS MEETING
LAKE ROYALE PROPERTY OWNERS ASSOCIATION**

April 26, 2003 – SATURDAY

10:00a.m. – LODGE

Call to Order

The meeting was called to order by the president, Bob Winters. Present were Tom Nichols, Thomas Puetz, Marian Hyatt, Bob Winters, Bill Wakefield, Stuart Nottingham, Ann Faison, Faye Nelson, and Roy Batton. Staff present was Paul Hershey, David Bryant, and Todd Pearce. Absent were Ray Robinson, Richard Farrow, Tony Antonelli, and Jarrett Umstead.

Pledge of Allegiance

The meeting began with the pledge of allegiance led by Samantha, granddaughter of Bob Winters.

Approval of the March Meeting Minutes

Mr. Winters noted a correction that Mr. Puetz was in attendance at the last board meeting. Mr. Nichols moved to approve the February 2003 Meeting Minutes with the correction noted. Mr. Puetz seconded. Motion carried.

Treasurer's Report

Stuart Nottingham presented the Treasurer's Report. Mr. Nottingham mentioned an amended version of the March 2003 figures will be provided to the board members by the end of the week.

Emergency Management Report

Stuart Nottingham presented the Emergency Management Report. At the April 5th meeting, section chief's phone numbers were distributed as well as shelter operation procedures.

By-Laws & Covenants Report

Hib Affleck presented the By-Laws and Covenants Committee Report. Mr. Affleck mentioned the committee's continuous long and tedious hours are to be acknowledged.

Beautification Committee Report – no report.

Finance Committee

Bill Wallace presented the Finance Committee Report.

Board of Adjustments

Al Newlin was not present. Mr. Winters reported a vacancy on this board.

Recreation Committee – no report. Mr. Winters requested a report be submitted from recreation committee informing POA Board of Directors of events and expenses. Mr. Hershey stated he would see if he could get one.

Building Committee – no report.

President's Report

Mr. Winters presented the President's Report. At the recent County Commissioners Meeting, the submitted ordinances were looked upon "unfavorably". Mr. Hershey and Mr. Winters will present them again at the next County Commissioners Meeting on May 19th at 7:00pm. The location is unknown at this time. Mr. Winters encouraged everyone to attend.

General Manager's Report

Paul Hershey presented the General Manager's Report.

- New furniture is at the POA offices. The new furniture was needed due to the old furniture being beyond repair and the addition of ergonomics.
- Police software is going to be installed.
- County Commissioners Meeting to discuss the ordinances needs everyone's attendance.
- Paving has begun and seven roads are currently on the list to be paved.
- FEMA is behind schedule. Mr. Hershey will continue his three times per week calls.
- CERTS – Mr. Hershey and Mr. Nottingham will be meeting this Friday.
- Pool – Repairing and painting are being done.
- Dues – are coming in fine.
- Compliance Officer – Approximately 30 non-compliance letters are going out next week.
- Two announcements – First, Doug Anderson completed the storage area for the piano. He donated both his time and the materials. Second, Gates will be closed for a few days. He will announce what days.

Property Owner's Forum

Brenda Gregory stated her concern regarding the quality of people renting in the camping area and how this may lead to a negative impact on property values in the Lake Royale community. Mr. Winters mentioned a new renters policy is effective this month, April 2003. Compliance issues are forwarded to the Compliance Officer for resolution. Mr. Hershey explained that the new renters policy includes requests for copies of the lease agreement and of the criminal background check. The attorney has advised criminal background checks and the Lake Royale POA is within their authority to make such requests. Mr. Hershey further mentioned that renters in Raleigh request criminal checks.

Hib Affleck urged all Lake Royale POA Board members attend the next County Commissioners Meeting on May 19th where the ordinances will be discussed.

Phil Anselone mentioned his disappointment with the community turnout at the County Commissioners Meeting in April. He also asked Mr. Hershey to clarify why a criminal background check is done. Mr. Hershey stated that per the attorney, if a renter applicant has been convicted of a felony, the Lake Royale POA could deny that person the opportunity to rent in the community. However, if a renter applicant has a DUI, etc. they cannot be denied. Basically, safety issues can deny a renter applicant from being approved.

Barbara Breton asked about Mike Riley's Memorial Stone in the garden. Mr. Hershey stated he would contact the Beautification Committee and have a stone ordered and placed in the garden. She also mentioned a call for volunteers for the recreation committee. The committee meets the 1st Monday of every month.

Old Business

Mr. Hershey reviewed the status log. Mr. Hershey stated that residents could have their driveways paved for a cost of \$6.37/sq yd. (plus tax). Residents are responsible for doing all the prep work for their driveways prior to paving. Ms. Faison asked about fixing holes around the community. Mr. Hershey stated that Teschi has agreed to pay \$30,000 into the paving fund to fix the holes.

Mr. Wakefield moved to continue the Lakefront Grill contract with the agreement that for the Thanksgiving Day Dinner at the Lodge, the restaurant will close at 2:00pm. Ms. Faison seconded. Motion carried.

Lake Royale Covenants – 2003 Ballot Form

- Item #1 **All-Lots – Cleaning**. Ms. Faison moved to accept this item as written. Mr. Batton seconded. Motion carried.
- Item #2 **All-Lots – Driveways**. Ms. Hyatt moved to accept this item to read as follows:

Add: Prior to clearing or construction on any lot, owner or his or her agent, must apply to the POA for both a Soil and Erosion Permit and a Driveway Permit. Applicant must establish POA approved ditches, ditch lining and culverts, both in size and material. A minimum 25 foot long by 10 foot wide driveway abutting the road pavement must be established before any equipment **to install the driveway** enters the lot. This driveway shall consist of “crush and run” (gravel) in an amount adequate to prevent tracking of dirt onto the roadway. Within 3 months of occupancy, the property owner must pave the entrance to the driveway with a minimum 15 foot long by 10 foot wide concrete or asphalt apron abutting the roadway. The remaining part of the driveway may be dressed with gravel, asphalt or concrete. The cost of repair for damage done to the POA roadway throughout the course of construction is the property owner's responsibility.

Mr. Batton seconded. Motion carried with two oppositions (Mr. Nichols and Mr. Puetz).

- Item #3 **All Residential Lots – Minimum Square Footage for a Residence.** Mr. Wakefield moved to accept this item as is. Mr. Batton seconded. Motion carried with two oppositions (Mr. Nichols and Mr. Puetz).
- Item #4 **All Residential Lots – Unattached Structures.** Mr. Nottingham moved to accept this item to read as follows:

Proposed: Only one single family dwelling and only one unattached wooden or masonry structure for storage purposes (including garage, carport and storage shed) may be constructed or placed on any one residential lot. Metal storage sheds and metal carports, other than aluminum, are prohibited. No such building or structure shall be erected prior to the construction of a house.

Mr. Wakefield seconded. Motion carried with one opposition (Mr. Batton).

- Item #5 **All Camping Lots – Camping Units and Accessory Structures.** Mr. Nottingham moved that this item be tabled until the next workshop/meeting. Mr. Wakefield seconded. Motion carried.

Lake Royale By-Laws – 2003 Ballot Form

- Item #1 **Adjoining Lots – Dues.** Mr. Wakefield moved to accept this item as written. Mr. Batton seconded. Motion carried.
- Item #2 **Special Fee.** Ms. Hyatt moved to accept this item to read as follows:

Add: In any given year, the Board of Directors may approve by 2/3 majority vote a special fee for all property owners, not to exceed 30% of annual dues, for the purpose of reconstruction, repair or replacement of a capital improvement upon the Common Areas, including fixtures and furnishings. This special fee will be used will be used only for an unexpected natural disaster.

Mr. Nottingham seconded. Motion carried.

- Item #3 **Decreasing Size of Board of Directors.** Mr. Nichols moved to accept this item as written with a 2004 effective date. Mr. Nottingham seconded. Motion carried.

New Business

- Mr. Nichols moved to approve Mr. Hershey's request for a laptop with a cost not to exceed \$1,500. Mr. Batton seconded. Motion carried.
- Mr. Wakefield moved to refer all questions pertaining to acceptable fences for the Lake Royale community to the Building Committee. Mr. Nichols seconded. Motion carried.
- Mr. Nichols moved to accept Brenda Gregory's request to fill the vacancy on the Board of Adjustments. Mr. Puetz seconded. Motion carried.

- Mr. Nichols moved to allow Mr. Hershey until the end of September to use one week of vacation past his anniversary hire date. Mr. Batton seconded. Motion carried.

Meeting adjourned: 1:15pm