

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

**March 20, 2004 – SATURDAY**

**10:00a.m. – LODGE**

**Call to Order** - The meeting was called to order. Present were Ray Robinson, Tom Nichols, Tim Gabriel, Jimmy Tanner, Bob Winters, Ann Faison, Roy Batton, and Richard Wainwright. Staff present was Robert VanGraafeiland, Tim Medlin and Jarrett Umstead. Bill Wakefield, Faye Nelson, Larry Holland, and Tony Antonelli were absent.

**Pledge of Allegiance** – Mr. Robinson led the pledge.

**Approval of the February Meeting Minutes** – Mr. Batton moved to approve the minutes as submitted. Mr. Tanner seconded. Motion carried.

**Treasurer's Report** – Mr. Robinson reported.

**Finance Committee** – Mr. Wallace reported. There is a correction to the March meeting report. In third paragraph where it refers to Recreation Committee, it should read Beautification Committee. Mr. Wallace also reported there is a position vacancy.

Mr. Winters commended Jennifer and Shawn of the POA office for their efforts in reconciling the books.

**Board of Adjustments** – Al Newlin reported that one variance was granted on March 4, 2004 due to the uniqueness of the request.

**Building Committee** - Mr. Robinson reported permits for January totaled \$935 and \$750 for February. The grand total for the year to date is \$1,685.

**President's Report** - Mr. Winters welcomed the many property owners to the meeting and encouraged their participation on committees.

**General Manager's Report** - Mr. VanGraafeiland reported the following:

- Barnhill has completed the road paving and will now start on repairs to damaged roads.
- Those dues notices that are in error are being corrected.
- Cards and stickers will be given out next week.
- One of the three maintenance positions will start March 22, 2004. Two positions remain to be filled. Also there is an opening for a police position.

- Trailers will be auctioned in April and removed by the end of May. One of the trailers located at 202 Eagle Drive has been removed. The second trailer will go soon.
- Police are no online with criminal reporting.

### **Property Owner's Forum**

**Rev. Bill Finch** asked what the percentage of dues was collected for 2003. Mr. VanGraafeiland stated between 64%-70%. Reverend Finch proposed that the dues increase be used only to collect dues not paid. He would like to see the Board go after those dues not paid.

**Ruby Elmore** would like the Board to reconsider opening/renting the Lodge for private events unless being used for a POA sponsored event. Mr. Winters stated this topic would be discussed under new business.

**John Smallhorn** asked that property owners have the option to pay dues monthly. He also stated that recently the POA office would not accept his check for dues. The General Manager stated he would investigate this issue. However, stickers are only provided to those whose dues are "paid in full." The POA office will provide temporary stickers for those who pay by the month.

**Paul and Diane Schmitt** stated they have received misinformation and poor reception from the POA office numerous times. They also do not feel non-paid dues have been aggressively pursued and disagree with passing on increase because of non-paying property owners.

**Brenda Gregory** commended Tim Medlin in the prompt service of fixing the heating problem in Comfort Station with no money spent. Also asked that Finance Committee purchase replacement tools that have been stolen. Mrs. Gregory mentioned that the Louisburg Senior Center could be rented for a modest fee since the Lodge is no longer rentable.

**Richard Revels** is opposed to renting Lodge facility due to so many people wanting it.

**J. Vollers** expressed the following: (1) Franklin County Tax information located online may provide assistance in collecting non-paid dues, (2) Suggested periodic quality testing of Lake Water due to runoff from developers, (3) Suggested trash pick-up every spring and fall in order to eliminate burning, (4) Would like to see main roads paved.

**Bill Wallace** suggested the Lodge be renamed to the Lake Royale Community Center stating that it was constructed for community events, not private events. POA activities should be the primary use of the Lodge. He also mentioned reasons for dues increase: (1) co-joined lots only pay one due, (2) getting people to pay their dues is time consuming,

(3) dues are used to maintain the upkeep of Lake Royale. He further suggested that property owners get involved with the solution instead of being part of the problem.

**Lee Robinson** was glad to see so many people at this meeting. She would like to see people come to POA meetings when they do not have personal agendas. She commented that dues are increased because of business increases. She agreed with Bill Wallace to become part of the solution.

**Charles Howington** commented that he would gladly pay twice as much in dues to go after non-paying dues.

**Garland Shephard** submitted a statement read by Mr. Winters addressing non-paid dues. He mentioned to get focused on the sure not the problem. He also mentioned the dog problem. Chief Umstead stated 16 dogs have been removed.

**Phil Anzalone** is opposed to renting the Lodge because users do not clean up. He also asked if any lots have gone through foreclosure. Mr. Winters replied no due to \$400 foreclosure fee. Mr. Anzalone commented that the POA office staff has always been extremely courteous.

### **Old Business**

- Log sheet – Mr. Robinson asked that log sheet items show a deadline “date” and that “on-going” items be stricken from the log sheet. Mr. VanGraafeiland will make these changes.
- Richard Revels (BSL Technology – high speed internet) stated some would be able to logon in two weeks. He is still trying to find a location to place the tower.
- Board of Adjustments Application Fee – **Mr. Nichols moved to rescind the motion to apply an application fee to Board of Adjustment requests. Mr. Robinson seconded. Motion carried – vote 6-1 (Mr. Gabriel opposed).**
- **Mr. Nichols moved to follow recommendation of Finance Committee (see Finance Committee meeting minutes). Mr. Batton seconded. Motion carried.**

### **New Business**

- **Mr. Nichols moved to donate \$100 to Relay for Life. Ms. Faison seconded. Motion carried.**
- **Mr. Robinson moved that the Finance Committee position application be accepted as written. Mr. Batton seconded. Motion carried.**
- **Mr. Nichols moved to have stickers issued when dues paid in full. Mr. Batton seconded. Motion carried.**
- **Mr. Batton moved to accept the Building Committee’s recommendation to have a Compliance Certification be signed when issuing a permit application. This will acknowledge that the application process will be followed as described. Mr. Gabriel seconded. Motion carried.**

- **Mr. Batton moved to accept the definition of carport as submitted by the Building Committee. Mr. Tanner seconded. Motion carried – vote 6-1 (Mr. Nichols opposed).**
- Hib Affleck asked if the Board wanted the By-Laws and Covenants Committee to place cottages being allowed in the camping area as an option, on the ballot. Mr. Winters and the Board concurred – yes.
- Chief Umstead reported he received a CERTS grant for \$9,350. This money can be used for training against any natural disaster. He stressed the need for additional participants in order to assure future grants.
- Mr. Robinson asked that the Compliance Officer write a non-compliance letter regarding improper signage to Mahoney. The Compliance Office agreed to do this.
- **Mr. Tanner moved to have the General Manager follow the wording in the By-Laws and Covenants when deciding who qualifies for dues exemption. Mr. Batton seconded. Motion carried – vote 5-2 (Mr. Robinson and Mr. Nichols opposed).**
- **Mr. Nichols moved to suspend rentals after those events already booked at the pavilion and have Jean Sullivan rent the snack area at the pavilion as has been done at the Lodge. Mr. Gabriel seconded. Motion carried.**
- Mr. Wainwright mentioned he recently visited a similar gated community called Hemlock Farms in PA and reported the following: (1) suggested that Lake Royale report liens to nationwide credit reporting agencies, not just North Carolina reporting agencies, (2) require builders to increase the square footage of property so as to make renting unaffordable, and (3) charge new developers \$100 per property and new homeowners \$300. The website for the community he visited is [www.hfca.com](http://www.hfca.com). He also encouraged all property owners to vote.
- **Mr. Gabriel moved to have the maintenance department close the gate permanently by Cedar Creek. Chief Umstead agreed this would help with crime. Mr. Robinson seconded. Motion carried.**

Meeting adjourned.