

# LAKE ROYALE PROPERTY OWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

February 19, 2005 – SATURDAY

10:00a.m. – Clubhouse

**Call to Order** - The meeting was called to order. Present were Ray Robinson, Tom Nichols, Ann Faison, Bob Winters, Bill Wakefield, and Richard Wainwright. Staff present was Robert VanGraafeiland, Tim Medlin and Jarrett Umstead. Absent were Tim Gabriel and Tony Antonelli. (Later in the meeting, AnnMarie DellaMorte and Ronnie Pierce were elected members and joined the Board.)

**Pledge of Allegiance** – Tom Nichols led the pledge.

**Approval of the January 2005 Meeting Minutes** – Tom Nichols moved to approve the minutes as submitted. Ann Faison seconded. Motion carried.

**Treasurer's Report** – Ann Faison reported the following for January:

- Total Dues Collected: \$44,340.98
- Total Balance: \$612,471.08

**Finance Committee** – Bill Wallace reported the following:

- Collections of dues continue to be good and the POA is posed to end the year in good financial health.
- The maintenance plow arrived and is ready for operation by the Maintenance Department.
- The Police Department radar guns have been installed and are ready for operation as soon as the training is completed. The Tazer guns have been purchased.
- Stuart reported all items that have been purchased with the current CERTS grant have been received. The balance of the account will be used to purchase a generator for the emergency trailer. There are no new grants available at this time.

**Board of Adjustments** – No meeting last month; therefore no report.

**Architectural Review Board** – reported the following for January:

- Camping: \$250.00
- Residential: \$985.00
- Total: \$1,235.00

**President's Report** - Bob Winters encouraged participation in the community and on the Board. Those wishing to submit their names for positions on the POA Board need to fill out an application for the nominating committee.

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

- Of the 89 adjoining lots billed for dues, 50 have paid, 17 have proved to be adjoining lots, and 22 are unresolved.
- Of the 173 lots sold by the County, 82 have paid the dues, 23 are adjoining, and 68 still owe dues. 13 of those still owing dues, the County received bids for but never completed the sale.
- Bills for this year's dues are to go out within the next two weeks.
- Work is in progress with the County to fence the Lake Royale dumpsite.
- The first permit to build a cottage in the camping area is now in process.
- Nash County declined to assist in enacting ordinances for us, but did show interest in helping with sewer, trailers without tires, and building codes.
- Extending the Architectural Review Board deadlines to give more time to research the permit applications is working well.
- The Lake Royale website is getting used and is going well.
- Status of the foreclosures: of the 4 lots scheduled for auction on February 7<sup>th</sup>, the dues on one lot was paid in full before the sale, 2 received bids and are in the upset bid process. The other lot received no bid and will probably be turned over to the POA for greenway.
- We continue to work on the Carriage Manor judgment.
- Compliance issues are going well.

**Board of Directors Vacancies** - The Board voted on three applications to fill two BOD Camping Representative positions. AnnMarie DellaMorte was elected to fill the term which expires 7/07. Ronnie Pierce was elected to fill the term which expires 7/06. These two new Board members joined the Board at this time.

**Hearings**

- BOD 0405-17 *Lot 2381 Johnson property building without a permit.*  
Robert reported that the property owner is working to come into compliance.  
**Bill Wakefield moved to continue the hearing until the next BOD meeting 03/19/05. Ann Faison seconded. Motion carried.**
- BOD 0405-18 *Lot 955C Longmire property two sheds/exterior buildings.*  
Robert reported that the property owner is working to come into compliance.  
**Bill Wakefield moved to continue the hearing until the next BOD meeting 03/19/05. Tom Nichols seconded. Motion carried.**
- BOD 0405-19 *Lot 616C Redd property more than two units placed on one lot.* It has not been possible to contact the owner. Tom Nichols reported that he could speak with a representative of the property owner and Richard Wainwright has a telephone number for the owner. Tom and the staff will follow up on this.
  - **Ann Faison moved to continue the hearing until the next BOD meeting 03/19/05. Tom Nichols seconded. Motion carried.**

**Past Hearing Status** – Robert reported that liens are being placed on Lots 1785 & 1786.

**Property Owner's Forum**

**Floyd Hobart** asked how he could hook into TESI sewer system. What are the plans of POA to tie into the system? Bob Winters reported that the common areas are serviced by the TESI system, currently at no cost to the POA. Mr. Winters encouraged Mr. Hobart to contact the Utilities Committee and become a member.

**Old Business**

•*Opening on the Board of Adjustments* – **Tom Nichols moved to continue this to the next BOD meeting on 03/19/05. Ann Mary Delamorte seconded. Motion carried.**

*2005-2006 Budget* – **Ray Robinson moved to accept the Finance Committee's recommended budget as submitted with the understanding that publications be listed separately from recreation.** (The capital expense budget will be voted on at the end of the fiscal year after the capital funds are determined (with true carry over figures) with the focus of capital funds to be used towards road paving.) **Tom Nichols seconded. Motion carried.**

**New Business**

*Buffer Zones* – Robert VanGraafeiland reported that there are over 1,600 lots that may be subject to Division of Water Quality (DWQ) and US Army Corps of Engineers (USACE) regulations.

*Ballot Items for the annual meeting* – delayed to next workshop.

*Nash County Lots* – Nash County has 14 lots they currently own and the POA is receiving no POA dues on these lots. The county does not wish to own these properties and would probably sell them for a small sum. The county commissioners would have to approve bids on these and they would then have to go through an upset bid period. **Tom Nichols moved to table this to the next workshop and asked Robert to find out more information. AnnMarie DellaMorte seconded. Motion carried.**

*Speed Limits* – Chief Umstead reported that commercial vehicles are allowed the same speed limits as private vehicles on Lake Royale roads.

*Bird/Bat Houses* – Chief Umstead reported that bat houses would encourage bats, which will eat mosquitoes. Plans for bat houses are available..

**Tom Nichols moved that the General Manager and the President talk to the County Manager about dues on the lots owned by Franklin County. Bill Wakefield seconded. Motion carried.**

**Tom Nichols move that in light of court actions, the current property owner of lot c-1880 be exempt from payment of annual dues until such time as the lot is sold to another owner. Ann Mary Delamorte seconded. Motion carried.**

Meeting adjourned.