

**LAKE ROYALE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
NOVEMBER 18, 2006  
9:00 A.M. - CLUBHOUSE**

**Call to Order** - The meeting was called to order. Present were: Judy Strother, Dennis Godwin, Richard Wainwright, John Smallhorn, Ann Marie DellaMorte, Stuart Nottingham, William Wakefield, Ryan Walker, Staff Present: Robert VanGraafeiland, Tommy Phelps, Jarrett Umstead, T.R. O'Neil.

**Pledge of Allegiance** - Ryan Walker

**Approval of the September Meeting Minutes** - Motion made and seconded to approve the minutes.

**Treasurer's Report** -

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|--|----------------------|
| First Citizens Operating Acct. Balance | \$38,014.38          |
| First Citizens Payroll Acct.           | \$ 5,422.25          |
| North State Operating Acct.            | \$ 4,827.25          |
| North State Money Market Acct.         | \$ 1,269,181.87      |
| North State Emergency Acct.            | \$ <u>250,955.69</u> |
| Total Balance                          | \$ 1,568,401.83      |

**Recreation Committee** -

Jean Sullivan presented a check to the BOD from the Holiday Bazaar in the amount of \$821.00

**Finance Committee** -

1. A motion was made passed to recommend approval by the BOD that all funds received from the County court systems that were generated by Police activities be allocated to the Reserve Fund.
2. Yellow magnetic lights have to be purchased for the CERTS vehicles.
3. Robert reported 271 foreclosures have been submitted; 178 have cleared; 102 are in process; 43 are set for hearing; 43 are set for liens and hearings in December; 9 are getting demand letters; and 7 are being reviewed for correct property owner information.
4. No update from the Carriage Manor.
5. T.R. reported that Pauline Muller has filled the office position.
6. Capital Improvements are progressing with the completion of the safety fencing at the Rocket Ship Park and preparation meeting is scheduled with the contractor for the paving and culver work. The General Manager will be authorized to purchased used equipment previously budgeted under the following conditions: the GM will utilize experienced advice and appropriate research to meet the required specifications; justification of

- the purchase will subsequently be provided to the FC and BOD; and the GM will use discretion in the purchase price as related to the budgeted amount to include any repairs or reconditioning.
7. New equipment will continue to require approval of the FC and BOD.
  8. The FC recommends a new snow plow for the 550 Truck to be purchased from Truck Outfitters for \$5,311 and to amend the budget line 6050-000 by \$5,311 to cover the purchase.
  9. The new phone system will be complete as soon as the lines are installed to tie the Maintenance and Police Departments.
  10. Robert reports the front entrance signs and the River entrance planting has been completed under the direction of the Beautification Committee.
  11. A motion was approved to accept the resignation of Gina Brion with regrets.

### **Board of Adjustments -**

1. No variance appeals were brought before the BOA at this meeting.
2. Nicole Clift, CC&R Inspector brought 20 compliance cases to the BOA meeting. She reported 10 non-compliance cases were either now in compliance or were in the process of being brought into compliance and would not need to be considered by the BOA at this time.
3. 10 non-compliance citations were brought against 6 property owners. All 6 owners were found to be in non-compliance by vote of the BOA members.

### **Building Committee -**

Residential: 1 dock; 1 boathouse; 1 garage; 1 porch; 1 fence; 1 fence; 1 ski ramp and dock for a total of \$265.00

Camping: 1 shed; 3 lean-to; 1 deck; 1 carport; 1 porch; 1 room addition for a total \$360.00; The total for all is \$625.00

### **Storm Water Management Committee –**

Richard Wainwright talked about what happened with the Planning Commission of Franklin County. In September of '04, North Carolina told Franklin County they have to have a storm-water management plan in place for a given number of years. And the booklet they sent, they described what they have been doing for the last year and a half and what is coming up for their current projects. The next three projects will include the intersection of Chippewa and Sagamore; Huron and Sagamore; and another one at Chippewa and Sagamore. Grants have been applied for on all of these.

### **President's Report -**

1. Today is the first day we use the new BOA appeals process. An ADHOC Committee put together a procedure to follow.
2. Reminded everyone that at the end of the December meeting, there is going to be a BOD seat open and encouraged everyone to apply.
3. On December 12, at the Club House, the Utilities Commission will be holding a hearing on the TESI Sewer System charge. They want to start charging for the sewage treatment plant that we have been able to use for free. And there will be a hearing January 24, in Raleigh. Urged everyone to attend both meetings to show how much we are concerned that TESI is applying for a rate would end up charging the POA \$70,000 a year for what is currently free.
4. Entering into the Holiday Season, at the time of giving remember those in our community and world who are less fortunate than ourselves. Also remember the families and the members of the military who serve our nation at home or overseas.

### **General Manager's Report -**

1. Robert talked about communication with Time Warner Cable over the months and high speed internet through cable. Time Warner will be evaluating the system in the first quarter of 2007.
2. Tommy and Robert attended a meeting about paving streets.
3. Robert said we continue to hold a collection rate of approximately 6% ahead of last year.
4. Talked about the gate being a topic. Some small correction have been made by the staff and more to come.
5. Have a BOA seat is open and another BOA seat that will come open come January 1. Anyone interested in a BOA seat, please get in touch with Robert.

### **Property Owners Forum -**

1. Elaine Laishack talked about where driveways can be placed on new lots; also asked if siren has been tested; and spoke about lot numbers being asked for.
2. Bob Winters asked for citizen participation at the county level.

### **Old Business -**

1. The Long Range Planning Committee recommendation for postal facility had a presentation given by Mr. Wallace. A motion was made to table this to the workshop by Richard Wainwright and seconded by Ray Robinson. **Motion carries.**

## **New Business**

Presentation by Long Range Planning Committee given by Bill Wallace.

1. Motion made to accept Mr. Clift to the Long Range Planning Committee and seconded. **Motion carries.** Mr. Wakefield made to put Mr. Clift on the Recreation Committee and seconded. **Motion carries.**
2. Rules and Regulations document with prior approved changes of the BOD. Motion made by Mr. Wakefield to strike the word "lamps" in 3.10 and seconded. **Motion carries.** The sentence in #7 starting with, "no more than 2" to be stricken and seconded. **Motion carries.** Motion made to strike #2 of 3.11 and not seconded. **Motion dies.** Motion made by Ray Robinson to put off to workshop to be approved or not approved and have a written recommendation on changes and seconded. **Motion carries.**
3. FC recommendations of the approval of \$5,660 for fencing at the Clubhouse. Motion made by Ray Robinson to reject the recommendation and seconded by Mr. Godwin. 6-2 **Motion carries.**
4. FC recommends approval for \$5,311 to approve the purchase of a snow plow and seconded by Ann Marie DellaMorte. **Motion carries.**
5. FC recommends revenues from the county court system be allocated to reserve fund. Motion made to accept and seconded. **Motion carries.**
6. FC recommends that the GM be authorized to purchase equipment previously budgeted under the conditions previously discussed. Motion made to accept and seconded. **Motion carries.**

**Meeting adjourned.**