

**LAKE ROYALE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 18, 2006
10:00 A.M. – CLUBHOUSE**

Call to Order – The meeting was called to order. Present were: Tim Gabriel, Ronnie Pierce, Ann Marie Dellamorte, Ray Robinson, Tom Nichols, Joe Brooks, Richard Wainwright. Staff present: Robert VanGraafeiland, Tim Medlin, Jarrett Umstead, T.R. O’Neil.

Pledge of Allegiance – Jarrett Umstead led pledge.

Approval of the November Meeting Minutes – The minutes were approved for last months meeting.

Treasurer’s Report – Ann Marie Dellamorte reported the following for the November bank summaries:

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|--|---------------------|
| • First Citizens Operating Acct. Balance | \$72,229.39 |
| • First Citizens Payroll Acct. | \$ 6,128.01 |
| • North State Operating Acct. | \$ 3,135.33 |
| • North State Money Market Acct. | \$789,853.20 |
| • North State Emergency Acct | <u>\$250,660.57</u> |
| • Total Balance | \$1,122,007.30 |

Finance Committee Minutes – Mr. Wallace reported the following:

- T.R. has been scheduled to go to TOPS training in April to enable the POA to more fully utilize the capabilities of the system.
- Robert reported no change in the resolution of dues for the 89 adjoining lots.
- Robert reported on the Capital Improvement Budget that road repairs are scheduled to be completed by March 17th. Culvert repairs are also scheduled for completion by the end of the month.
- Recommendations for new FC members to be appointed by the BOD was postponed until next month in hopes of getting all four of the current applications cleared for compliance.
- In new business, a motion was passed to recommend approving the Recreation Committee’s request to spend \$1700.00 of the RC funds to restock fish in the lake.
- After receiving TESI’s financials at the request of the BOD, the FC approved a motion to recommend to the BOD to reactivate the Utilities Committee to include one FC member and one LRPC member to pursue the acquisition of TESI for the benefit of the POA.
- Dave Turner brought a brief report on efforts to improve medical emergency response times. In support of this effort, the POA Office has begun offering 911 signs at the low price of \$12 each to all property owners.

- The FC approved a motion to recommend the selection of Bunch and Company to complete the POA Audit for one more year provided their letter bid is reasonable compared to prior years.
- **Board of Adjustment** - Robert reported that they had three cases last month: They had a variance request that was denied; They had two fines that were before them and both of them received fines ranging from \$21 to about \$86.

Building Committee – Joe Brooks reported the following:

- Camping: 1 shed; 1 roof-over; 1 roof over, room addition, porch; 1 retaining wall; 1 dock & shed.
- For residential: 5 house; 1 ext. addition; 2 deck; 1 fence; 1 garage & lean-to; 2 driveway; 1 shed; 1 lean-to; 1 dock and boat slip.
- Total revenue is \$1,740.00
- Dale Dodson, due to health reasons, has stepped down as chairman.

President's report - Tom said April BOD meeting will be on the 4th Saturday. The second Saturday is when the FC meets and they have to finalize their recommendations and get to the BOD. The 3rd Saturday is Easter weekend. The few people who turned in applications for BOD, thank you. Ann Faison will give update.

General Manager's Report –

- Robert talked about the hearing about the rezoning in front of the County Commissioners, Monday, March 20. There is not a hearing related to 2972D on their agenda at this time. There is a hearing in front of them about Lot 2660 for the special-use permission to use the ball field location for the 120 days for the salvage of the campers.
- When finds out time and date for hearing, will have sign posted at front gate.
- Capital Improvements over the last month have had a lot of progress with Big Horn Cove. Platform has been placed on South end of Clubhouse on the roof for the emergency siren.
- The largest project for the year was the contract for the culverts, patches and roads. That is about 80% complete. They need to rebuild the shoulders and paint the center lines and a little more on culverts.
- We have a 75% goal for this year on collections. We have cleared 77% of our accounts to date.
- Update on Carriage Manor suit is that a number of meetings are set with the bankruptcy trustee and will be finding out more.
- If interested in applying for a Board seat, the deadline which is 50 signatures is April 16th. Deadline to petition for ballots such as the bylaw changes, 50 signatures and covenants, which is 10% of the property owners which would be in the range of about 520 signatures is May 16th. Ballots will be mailed out between May 16th and June 15th. Annual meeting is July 15th.

- Maintenance Department have been working on cutting all roadsides throughout this community that needed it.
- Robert will be working on RFPs for two large projects, possibly a third. The third one would be paving for next year. Willing to take assistance with projects has going on, which are: Getting somebody to do general maintenance on the damn, mostly caulking of joints; and the second one will be doing a study for the front entrance, how we want to lay it out, potential costs and things of that nature.
- Robert thanked John Smallhorn, Joe Brooks, Ann Marie Dellamorte, over the last three or four months have taken steps to get certification through Community Association Institute, fundamentals of community volunteers leadership.

Hearings -

- Hearing **0506-05**, Lot 325C Appeal. Covenants Page 4-5, Section 3C. They were asking for a variance to the 50-foot setback to the water. Mr. Godwin asked that Ray Robinson not have a vote in this matter and Ray Robinson agreed. Several members of audience spoke about this. Motion made by Mr. Gabriel it be left as is and to remain and grant variance and seconded. Roll call, 4-3, **Motion carries**. To enclose structure, it was suggested to reapply to the BC since granted variance.
- Hearing **0506-26**, Fine-Appeal for Nuisance & Siding of Walls. The property has been corrected for the violations cited. Yard was cleaned up after estate holders found out about it. Motion made by Mr. Wainwright to have daily fines desist as of 2/25/06 and property is in compliance and seconded. **Motion carries**.

Property Owners Forum –

- Hib Affleck spoke about Hearing 0506-05- Appeal.
- Tim Gabriel spoke about Utilities Committee and Long Range Planning Committee.
- Jan Sikes spoke about Rezoning and County Commissioners Meeting.
- Carl Smith spoke about Rezoning.

Old Business -

- Ann Faison reported on the Nominating Committee and introduced the members.
- Finance Committee opening, recommendation was made to postpone for a month. Motion made to table by Mr. Gabriel and seconded. **Motion carries**.
- Multi-family Dwelling. Motion was made to strongly deny the rezoning application and forward to County Commissioners for their consideration by Mr. Gabriel and seconded by Ann Marie Dellamorte. **Motion carries**.

- Finance Committee recommends approving 2006-2007 Budget. Motion made to approve as revised by Mr. Wainwright and seconded. Roll call, 6-2, **Motion carries.**
- Structures, Plantings and/or Materials on POA Property – Motion made by Mr. Gabriel that the wall remain and seconded. Roll call, 4-4, **Motion failed.** Motion was made that the placement and/or construction of items on POA property and/or right-of-ways by property owners or contractors be approved by the BOD on a case-by-case basis and seconded. Roll call, 5-3, **Motion carries.**

New Business –

- Foreclosure Procedure Payment Plans related to Fines, Motion was made by Mr. Gabriel and seconded. **Motion carries.**
- Ballots – Recommended by the BOD by the By-laws and Covenants Committee for the 2006 vote.

BY-LAWS:

1. Golf Carts, ATVs and Dirt Bikes, Motion was made to send for vote and seconded. **Motion carries.**
2. Committees of the BOD needs to have words replaced. Motion made to send for vote and seconded. **Motion carries.**

COVENANTS:

1. Correct BOA Provision; 2. Allow Parking of Camping Vehicles on Cottage Lot;, Motion made to approve as written and seconded. **Motion carries.**
3. Carports, Motion made to table until clarification by Covenants Committee and seconded. **Motion carries.**
4. Sanitation; 5. Erosion Control in Setback Areas; 6. Protect our Documents; 7. Clarifying Sign Regulations; 8. Roofed Deck; 9. Residential Decks, Motion made to approve as written and seconded. **Motion carries.**
10. Garage Roof Pitch, Motion made to move to workshop and seconded. **Motion carries.**

Finance Committee Recommendations -

- FC recommends approving the Recreation Committee's request to spend \$1700 of the RC funds to restock the fish in the lake. Motion made to approve and seconded. **Motion carries.**
- FC recommends to the BOD to reactivate the Utilities Committee to include one member of the FC member and one LRPC member to pursue acquisition of TESI. Motion made by Mr. Gabriel and seconded. **Motion carries.**
- FC recommends the selection of the Bunch and Company to complete the POA Audit for one more year. Motion made to table to workshop and seconded. **Motion carries.**

Meeting adjourned.

Hearings –

- **0506-25** – Building without a permit, Motion made to table to go to BC to bring into compliance and seconded. **Motion carries.**
- **0506-44** – Nuisance, Motion made by Mr. Gabriel to be found in Non-compliance and seconded. **Motion carries.** Motion made to be found Not in Good Standing by Mr. Gabriel and seconded. **Motion carries.** Motion made to send to BOA by Mr. Robinson and seconded. **Motion carries.**
- **0506-45** – Nuisance, Motion made to be found in Non-compliance by Mr. Gabriel and seconded. **Motion carries.** Motion made to be found Not in Good Standing by Mr. Gabriel and seconded. **Motion carries.** Motion made to send to BOA for fining by Mr. Gabriel and seconded. **Motion carries.**
- **0506-46** - Building without a permit, Motion made to be found in Non-compliance by Mr. Gabriel and seconded. **Motion carries.** Motion made to be found Not in Good Standing by Mr. Gabriel and seconded. **Motion carries.** Motion made to be sent to BOA for fining by Mr. Gabriel and seconded. **Motion carries.**
- **0506-47** – Being pulled for 30 days.
- **0506-48** – Building without a permit, Motion made to be found in Non-compliance by Mr. Nichols. **Motion carries.** Motion made to be Not in Good Standing by Mr. Robinson and seconded. **Motion carries.** Motion made to send to BOA for fining by Mr. Robinson and seconded. **Motion carries.**

Past Hearings – 0506-09 – Withdrawn; 50 have been corrected; 27 cleaned up so Non-compliance not being brought to Board.

Meeting adjourned.