

**LAKE ROYALE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
April 22, 2006  
10:00 A.M. – CLUBHOUSE**

**Call to Order** – The meeting was called to order. Present were: John Smallhorn, 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:

• First Citizens Operating Acct. Balance	\$215,671.16
• First Citizens Payroll Acct.	\$ 30,620.00
• North State Operating Acct.	\$ 83,462.96
• North State Money Market Acct.	\$1,143,107.93
• North State Emergency Acct	<u>\$ 250,778.83</u>
• Total Balance	\$1,723,640.83

**Finance Committee Minutes** – Mr. Wallace reported the following:

- Collections continue to improve with a 16.5% increase for the 06-07 fiscal year as of April 1 compared to the same period last year.
- Robert reported no change in the resolution of dues for the 89 adjoining lots.
- Robert reported another batch of foreclosures has been approved.
- The bankruptcy trustee is making progress on resolving the Carriage Manor property.
- Bighorn riprap project has been completed and road repairs and paving has been completed.
- A motion was approved to recommend John Smallhorn, Karen Voight and Richard Cohen to be appointed to the FC pending resolution of any compliance issues.
- A motion was approved to recommend to the BOD that Bob Winters and Ray Robinson be considered from the FC for membership on the reactivated Utilities.
- A motion was approved to recommend the purchase of the three additional AED in the Budget for the total of \$5,169.

**Board of Adjustment** - Four appeals for a variance were brought before the BOA. One variance requested was granted and two were denied. Four fining

hearings were referred to the BOA by the BOD. In the business session the Board discussed the issue of granting variances dealing with structures built on the POA property right-of-way. A motion was passed that the BOA state to the BOD that the BOA cannot rule on a variance for structures built on the right-of-way of POA property when there is no reference to this in the restrictive covenants and that the property owner should be directed back to the BOD for review and consideration. The BOA also discussed guidelines and procedures for conducting the BOA meetings.

**Building Committee** – Joe Brooks reported the following:

- Camping: 5 shed; 2 carports; 1 fence; 4 decks; 2 room additions; 2 roof-over; 1 roof over, room addition, porch; 2 porches.
- For residential: 6 house; 6 sheds; 1 porch addition; 1 boat slip; 1 double boat house; 1 house addition; 1 off frame with porch; 1 fence.
- Total revenue is \$2,895.00

**President's report** - Tom Nichols states that the County Meeting about the rezoning has been postponed until May 8. The Nominating Committee will give their report. And our thoughts go out to the individuals who passed away this week.

**General Manager's Report** –

- Robert reported that the bankruptcy process is going smoothly and the trustee came out to visit the property and said the facilities were in very good condition.
- Maintenance Department has been getting things ready for the high traffic that will be coming in to use the facilities.
- We have over 37 dilapidated trailers sitting at the parcel approved to have them stored for the time being.
- There will be a free boating safety course given on May 13.

**Property Owners Forum** –

- Phyllis Wygousky spoke about the Welcoming Committee Social.
- Paul Wygousky spoke about Rezoning.
- Bill Wallace spoke about road right-of-ways.
- Robert Fuller spoke about permit on shed.
- Elaine Lashock spoke about Brenda, fishing, breaks, etc.
- Garland Shephard spoke about the lake in general: thanked the ones for cleaning up the lake and the police department for patrolling over in the camping section more.

**Nominating Committee** - Ann Faison announced the individuals who will be placed on the ballot as follows: Ryan Walker, Vice-Chair; Richard Wainwright, Chairman; Dennis Godwin, Jimmy Hamilton, Ronald Pierce and Judy Strother, Camping; Norman Burtness, Tim Gabriel, Stuart Nottingham, Bill Wakefield, Residential. **Motion was made and seconded. Motion carries.**

**Hearings** -

- Hearing **0506-02**, Request to be allowed to have a retaining wall extend into the right-of-way. Motion made to have retaining wall removed up to property line by Ray Robinson and seconded by John Smallhorn. Brooks abstained. Roll call was called for and **Motion carries.**
- Hearing **0506-09**, Setbacks. Motion was made to leave the shed where it is by Ray Robinson and seconded by Ronnie Pierce. **Motion carries.**
- Hearing **0506-12**, Appeal on cottage on lot smaller than 12,000. Motion made to approve appeal request by John Smallhorn and seconded by Ann Faison. Roll call was called for and motion did not pass by vote of 4-3. **Motion denied.**

**Old Business** -

- FC recommends three members be appointed to the committee pending the resolution of compliance issues. A motion was made by Ray Robinson that the three recommendations be approved with the understanding that Ms. Voight will have 30 days to bring her property into compliance and seconded by Brooks. **Motion carries.**
- User's Guide to the Restrictive Covenants, a motion was made by Ann Marie DellaMorte that this be used as a User's Guide for one year and not be recorded and seconded by Ronnie Pierce. **Motion carries.**
- Ballots being recommended to the BOD by the By-Laws Covenants Committee for the 2006 vote. 1. Correct BOA Provision. Motion was made to approve by Stuart Nottingham and seconded. **Motion carries;** 7 Clarifying Sign Regulations, a motion was made by Dellamorte and seconded. **Motion carries.** ; 3. Unattached Carports, motion was made by Joe Brooks and seconded by Ray Robinson. **Motion carries.** 8. Roofed Deck, motion was made to approve and seconded. **Motion carries.**; 10. Structures on POA Property, motion was made to approve and seconded. **Motion carries.** 11. Add Explanatory Provision, motion was made to approve by Stuart Nottingham and seconded by Ray Robinson. **Motion carries.** 12. Correct, Plat Record, Typing Error, motion made to approve by Stuart Nottingham and seconded by Joe Brooks. **Motion carries.**
- Utilities Committee, BOD to reactivate the Utilities Committee to include on member of the FC and one LRPC member. Motion was made to accept the recommendation by Stuart Nottingham and seconded. **Motion carries.**
- Building Committee, Member of the community has expressed an interest of being a member of the BC ( Louis Whitman). Motion made to approve and seconded. **Motion carries.**

- Sponsored Events, an individual would like to hand out fliers at front gate mailbox location. Motion was made to deny and seconded. Against are Joe Brooks and Stuart Nottingham. **Motion carries 3-2.**
- Recreation Committee is sponsoring a mid-summer Craft Bazaar and would like to have permission to have it open to the public. Motion made to approve with the provision of having two volunteers at entrance to help pass out passes and seconded. **Motion carries.**
- Finance Committee recommends the purchase of three AED's from the AED Superstore. Motion made to accept the recommendation by Stuart Nottingham and seconded. **Motion carries.**
- Motion for petition for time for office be extended to May 22 by Stuart Nottingham and seconded by Ray Robinson. **Motion carries.**

**Meeting adjourned.**

**Hearings –**

- **0607-01** – Building without a permit, Motion made to table for 30 days and seconded. **Motion carries.**
- **0506-43** – Building without a permit, Motion made by Ray Robinson to be tabled for 30 days and seconded. **Motion carries.**
- **0607-05** – Building without a permit, Motion made to table for 30 days and seconded. **Motion carries.**
- **0506- 47** – Nuisance, Motion made to be found non-compliant by Ray Robinson and seconded. **Motion carries.**
- **0607- 02** – Withdrawn.
- **0607- 03** – Silt Fencing, Motion made that the new property owner be cited by Ray Robinson and seconded. **Motion carries.**
- **0607- 04** – Utility trailer larger than 16', Motion made that he be grandfathered in and trailer moved to the side or back yard and seconded. **Motion carries.**
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**Past Hearings –** No action being brought and no other unresolved issues.

Meeting adjourned.