

**LAKE ROYALE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 20, 2006  
10:00 A.M. – CLUBHOUSE**

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

**Approval of the April 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	\$181,989.18
• First Citizens Payroll Acct.	\$ 5,095.08
• North State Operating Acct.	\$ 17,427.82
• North State Money Market Acct.	\$1,277,870.39
• North State Emergency Acct	<u>\$ 250,707.35</u>
• Total Balance	\$1,733,089.82

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

- Collections rate continues to improve and that is reflected in the increased bank balances.
- The TOPS accounting system continues to be a challenge to our accounting personnel to correct errors that have been created for lack of training.
- TR reports the corrections to the system is a matter of time and patience and there is no quick magic solution.
- FC thanks the BOD for approving Richard Cohen, John Smallhorn and Karen Voight for membership on the FC.
- Robert reported no change in resolution of dues for the 89 adjoining lots or the 173 lots sold by the county. A motion was approved to remove these reports from our future FC agenda and instead to continue them as part of the normal meeting in foreclosure proceedings.
- Robert reported that the first batch had 60 foreclosures.
- Carriage Manor property bankruptcy trustee is projecting a target for completion of the resolution of the action within the next 6 to 9 months.
- Robert reported everything is scheduled in last year’s capital improvement budget has been completed except for the culvert work below the dam.
- Robert reported the siren will be painted and put in place and wired with volunteer help.

- The administration office phone system was postponed for more research until next month.
- The modem for the police car computer was approved under budget and the AEDs were on order and now they have been received and turned over to the police department for placement.
- The police department along with the assistance of the maintenance department has removed some 40 vehicles in the community and letters have been mailed to the owners for notification.
- Robert reported the stocking of fish in the lake to take place on May 22 arranged by the recreation committee.
- Nicole Cliff has been hired as the new CC&R employee and she has been on the job for three weeks.

**Board of Adjustment** - Two appeals for a variance were brought before the BOA. The first variance appeal consisted of two requests and each was considered individually. The first was granted and the second was denied.

- The second variance appeal was denied.
- One fining hearing was referred to the BOA by the BOD. The BOA voted to impose both an initial and recurring fine.
- A sub-committee of the BOA is working to prepare Lake Royale BOA rules and procedures document to be used to direct and guide the BOA in fulfilling its responsibilities. The members are Hib Affleck, Lynn Edwards, Dick Maryman, Pat Phillips and Delcie Wakefield.

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

- Camping: 5 shed; 2 carports; 1 fence; 3 decks; 5 room additions; 4 roof-over; 5 porches; 1 Gazebo; 1 lean-to.
- For residential: 8 house; 4 sheds; 1 porch; 1 fence; 1 carport; 1 dock; 1 lean-to; 1 deck.
- Total revenue is \$3,595.00

**President's report** -Thanks the Nominating Committee for their hard work. Thanks everybody on the Board.

**General Manager's Report** –

- If anyone wants to help with ballot counting needs to get in touch with Stuart Nottingham.
- The County Commissioners turned down the rezoning down by the spillway.
- For the trailer auction, that will be scheduled for June 15 to June 25 with bids being awarded on the 26<sup>th</sup>, which is a Monday. Additional info available in a week.
- Capital update to the FC report, we are working with NC State to try to do the front entrance project.

- Continuing to work on different researching quotes to submit to the FC and BOD on a number of other things.
- Still working with Carriage Manor's trustee overseeing the property to continue to keep property secure and neat in the hopes of getting this whole process cleared up.
- After today, the Board will have finalized the ballots they are planning on putting on the mailings. Those mailings will go out in the next three weeks or so.

### Property Owners Forum –

- Bob Winters spoke about the County Commissioner's meeting and staying to the end to make sure they hear everything going on
- Elaine Lashock spoke about her words being misconstrued about non-residents fishing. And also talked about not meaning to chastise the Board for long breaks.
- Edward Hersol spoke about a bunch of kids playing basketball on the court and a fight broke out. The gate was called and the gate personnel sent them the police to the tennis court. Security has no idea what is going on.

### Old Business –

- Two proposed ballots to be considered today. First is more lenient roof pitch for garages in the camping area. Presently the Covenants may not exceed 4'12. We recommend that a roof pitch be no less than 4'12 and no more than 7'12. Motion made to change the ballot to remove the pitch not to exceed 4'12 by Ray Robinson and seconded. Roll call **Motion does not carry**. Motion made by Richard Wainwright to accept Covenant Ballot No. 1 as written and seconded. **Motion carries.**
- The next one is Room addition to become addition. Replace with: One enclosed Addition is allowed per camping lot which may contain one or more all partitions. The addition's width may not extend more than fourteen feet from the camping unit, nor its length extend beyond the ends of the camping unit. It may only be one story. The roof may extend over the camping unit to prevent leaking between the two. Motion made to approve and seconded. **Motion carries.**

### New Business –

- Compliance certification. Motion made that we approve the revision as recommended by the BC by Ray Robinson and seconded. **Motion carries.**
- County approved sanitation systems. Motion made to hold off until enforcement from the POA can be completed and seconded. **Motion carries.**
- Finance Committee recommends approval of \$2,400 to purchase and equip a second CERTS trailer to be positioned on the NE side of the lake for emergencies. Funds to come from previous years dues collected in fiscal 2006-2007. Motion made to approve and seconded. Tom Nichols noted the trailer is approved to be purchased from Frank Webster. **Motion carries.**

- Finance Committee recommends purchasing and installing a Police Vehicle Modem with Granville Communications in the amount of \$3,65671. Motion made to approve and seconded. **Motion carries.**

### Hearings -

- Hearing **0607-17**, Nuisance, Delinquent on account. Motion made to accept this property with a clear deed in lieu of the dues currently owed, 30 days to complete the paperwork and campers being removed prior to taking possession and seconded, **Motion carries.**
- Hearing **0506-43**, Building without a permit. Motion was made to continue and seconded. **Motion carries.**
- Hearing **0607-01**, Building without a permit. Motion made to continue and seconded. **Motion carries.**
- Hearing **0607-05**, Building without a permit. Motion made to continue and seconded. **Motion carries.**
- Hearing **0607-07**, Nuisance, Motion made to bypass the hearing process and go to foreclosure and seconded. **Motion carries.**
- Hearing **0607-08**, Nuisance, Motion made to bypass the hearing process and go to foreclosure and seconded. **Motion carries.**
- Hearing **0607-09**, Nuisance, Motion made to bypass the hearing and go to foreclosure and seconded. **Motion carries.**
- Hearing **0607-10**, Nuisance, Motion made to bypass the hearing and go to foreclosure and seconded. **Motion carries.**
- Hearing **0607-11**, Nuisance, Motion made to bypass the hearing and go to foreclosure and seconded. **Motion carries.**
- Hearing **0607-12**, Nuisance, Motion made to be found non-compliant and seconded. **Motion carries.** Motion made to be found not in good standing and seconded. **Motion carries.** Motion made to sent to BOA for fining and seconded. **Motion carries.**
- Hearing **0607-13**, Nuisance, Motion made to bypass the hearing and go to foreclosure and seconded. **Motion carries.**
- Hearing **0607-14**, Nuisance, Motion made to bypass the hearing and go to foreclosure and seconded. **Motion carries.**
- Hearing **0607-15**, Nuisance, Motion made to bypass the hearing and go to foreclosure and seconded. **Motion carries.**
- Hearing **0607-16**, Nuisance, Motion made to bypass the hearing and go to foreclosure and seconded. **Motion carries.**

**Meeting adjourned.**