

**LAKE ROYALE PROPERTY OWNERS ASSOCIATION  
ANNUAL MEETING  
JULY 15, 2006  
10:00 A.M. – CLUBHOUSE**

**Meeting of the POA Board of Directors**

President Tom Nichols called the meeting of the POA Board of Directors to order. Present were John Smallhorn, Tim Gabriel, Ronald Pierce, Ann Faison, Ann Marie DellaMorte, Ray Robinson, Tom Nichols, Stuart Nottingham, Joe Brooks, Richard Wainwright, Robert VanGraafeiland, T.R. O'Neill, Jarrett Umstead, Tommy Phelps.

Minutes from Board meeting held in May 2006 and June 2006 were presented. Motion made to approve May 2006 minutes by Stuart Nottingham and seconded by Ann Marie DellaMorte. **Motion carries.** Motion made to approve the minutes as amended to the June 2006 minutes made by Joe Brooks and seconded by Stuart Nottingham. **Motion carries.**

The meeting of the Board of Directors was adjourned.

**Annual Meeting**

The annual meeting was called to order by Stuart Nottingham. Dave Turner led the Invocation; Tom Nichols led the Pledge of Allegiance.

Joe Brooks read the minutes of the last annual meeting. Tom Nichols made a motion to accept the minutes as amended and motion was seconded. **Motion carries.**

Stuart Nottingham introduced the Board of Directors for 2005-2006. He also asked for any remaining ballots to be turned in to be counted.

Stuart Nottingham asked T.R. O'Neill to give the Audit report in lieu of Terri Sharpe. The financial statements provided to her by the Lake Royale Property Owners' Association's management present fairly the financial position, results of operations and cash flows of the Association at March 31, 2006 and are in conformity with generally accepted accounting principles.

Stuart Nottingham gave the Chairman's remarks. He asked for each committee to stand and be recognized. Bill Wallace spoke about the **Finance Committee**. He introduced all the members. Joe Brooks spoke about the **Building Committee** and introduced the members. The **Board of Adjustments** by Ms. Wakefield and she introduced the members. The **Beautification Committee** is chaired by Jean Sullivan who could not be present. The **Benevolence Committee** was given by Stuart Nottingham for Ms. Sullivan. The **By-Laws and Covenants Committee** was given by Hib Affeck and he introduced the members. The **Compliance Committee** Chair was not present. **Long Range Planning Committee** by Bill Wakefield and he introduced

the members. The **Cert Committee** is chaired by Stuart Nottingham who spoke. The Storm Water Management Committee chaired by Richard Wainwright spoke. The **Welcoming Committee** by Phyllis Wygovsky spoke. The **Publication and Recreation Committee** by Chris Schmidt and she recognized the members and showed a slide show.

**Tom Nichols presented his report as out-going President.**

Mr. Nichols talked about getting active if there are things you don't like and want to change. He has seen a significant change since being on the Board and getting involved. It has been an honor serving on the Board. Thanked those who have served on the Board of Directors. Thanked all Committee volunteers. Tom showed his appreciation to the Maintenance and Police Department for a job well done. The also thanked the administration for a job well done.

**Robert VanGraafeiland presented his report as General Manager.**

- Robert thanked the Board, the Committees and volunteers. He recognized and thanked the organizations and activities. He also recognized and thanked the staff, including the Police Department.
- Spoke about the formation of the Committees of the Long Range Committee, Compliance Committee and ADHOC Committee.
- Spoke about the adoption of the Covenants Users Guide and the Rules and Regulations.
- Started a Reserve Fund in excess of \$100,000. It will be money which will be able to be for larger projects other than emergencies.
- Erosions control measure.
- Moving forward with Carriage Manor. Working with the Trustee on this case and looking forward to a positive resolution.
- Educational opportunities offered to Board and public. Three members were certified. A few members went to CIA Training.
- Four rain gardens were put in this year.
- Riparian Buffer Protection Rules and a Boating Safety Course took place.
- Property values have gone very high in the past year.
- In the administration department, collections did increase another 6% this year. The website has been a great asset. Accounting Records have been turned around by T.R. this year.
- Continue communication with the county pertaining to watershed Management Plan, Ordinance and Zoning and Unusable county owned properties.
- Maintenance Department has been doing work on shoulder grading, erosion control, clearing spillway/dam, derelict trailer and camper removal, new and upgraded equipment, animal control, rain gardens and beautification committee.
- Police Department has reduced crime by 27%. They continue to upgrade their equipment and enforce ordinance on derelict campers.
- Accomplishments include 2 miles of road resurfaced/paved, culvert repair, paid off two loans. Big Horn Cove Park has had the shore bank stabilized. Street signs have been put out throughout the community.

- The phone system is new and will be linked together. The emergency siren was installed; painting of the POA office; computer upgrades; swimming pool brought up to standards.
- For 2006-2007 goal is build reserve; LRPC; erosion control; county communications; educational opportunities; compliance process; some facility upgrades; technology updates; improvements at the gate; collections; child locator program; delinquent properties; paving; culvert repair; loan; maintenance equipment; vehicle; fencing; ball field and main entrance remains a focus for improvements.
- Looks forward to working with property owners in the upcoming year and thanked everyone.

### **Remarks from the Vice Chair Richard Wainwright.**

Believes the community looks the best it ever has. Spoke about being happy with seeing more volunteering this year. Spoke about the reserve fund and pleased about the collection procedure.

### **Awards**

Tom Nichols gave the award for Volunteer of the Year to Dorothy Bliss and Louise Rogers and Jean Sullivan.

Jarrett Umstead gave the Employee of the Year Award to Sgt. Mazurek.

Robert VanGraafeiland presented recognition awards to outgoing BOD members:

Richard Wainwright  
 Stuart Nottingham  
 Ronald Pierce  
 Tim Gabriel  
 Ann Faison  
 Tom Nichols

### **OPEN FORUM**

- Mr. Shephard spoke about being here for clarification and not condemnation. Spoke about nuisances such as loud noises/fireworks.
- **Andre Shy** spoke about 99.9% of the time has no problem. Commends the police force. His concern is about a builder adding an addition to property who disappeared along with his money. Left instructions at gate that a person is not supposed to be on his property. The builder came to residence after being told not to be let in gate to get tools. Concern is he got in gate with pass that expired. Wants to know what to do for security at the lake to keep another incident like this happening again.
- **Arnold Goodfriend** spoke about home owners' insurance and what it costs to live in Lake Royale. Wants fire situation upgraded to reduce insurance around here.

- **James Gray** spoke about Section 14's comfort center being outdated. Spoke about the streets being paved and how BOD decided which ones will be paved. Would like a washer and dryer put in the comfort centers. Only one comfort center is open in the winter that has heat. Would like to have another one open during the winter. Have had several people come in the gate without passes. Also spoke about the boat dock and what is taking so long to replace a few boards.
- **Bob Winters** spoke about his first annual meeting being in 1997 and how far we have come in the past years. Spoke about asking employees in April of 1999 not to cash their checks due to not having enough money to do so. Spoke about how fiscally stable the community is now. Also spoke about security today as compared to years ago. Hopes the Board seated today will keep us on the track we are on now.
- **Elaine Lashock** thanked everyone who tallied the ballots. Wants to thank Robert and office staff who helped prepare ballots. Things went smoothly thanks to preparation. Addressed a statement in Royale Reporter about a statement she did not make about the mail box. Made the suggestion to park in the rental parking lot instead of at the post office boxes.
- **Pat Phillips** asks everyone to pay attention to speed and ask neighbors and guests to pay attention to speed in the community. Concerned about the children and their safety.

## ELECTION RESULTS FOR POA BOARD OF DIRECTORS

Chairman	Richard Wainwright,	462 votes(unopposed)
Vice Chairman	Ryan Walker,	468 votes(unopposed)
<b>Camping Representative:</b>		
	Dennis Godwin	372 votes (won)
	Jimmy Hamilton	250 votes (lost)
	Ronald Pierce	213 votes (lost)
	Judy Strother	325 votes (won)

### **Residential Representative:**

	Norman Burtness	313 votes (lost)
	Tim Gabriel	146 votes (lost)
	Stuart Nottingham	329 votes (win)
	Bill Wakefield	349 votes (win)

## BY-LAWS BALLOTS

- Ballot One All lots – Golf Carts, ATV's and Dirt Bikes – allows use on POA road of non-licensed golf carts, ATV's & dirt bikes between the hours of darkness and 8:00 a.m. See Senate Bill 156 for particulars. 538 votes for and 113 against; **Passed**

- Ballot Two All lots – Committees of the BOD – change “either” to “any” to clarify that more than two committees of the BOD are allowed. 511 votes for and 100 against; **Passed**

## COVENANTS BALLOTS

- Ballot One All lots – Correct BOA Provision – BOD, not BOA, gives final appeal decision. 517 for and 153 against; **Passed**
- Ballot Two Camping – Allow Parking of Camping Vehicle on Cottage Lot. 484 for and 191 against; **Passed**
- Ballot Three All lots – Unattached carports – clarify and combine camping and residential carport revisions. 524 for and 121 against; **Passed**
- Ballot Four Residential – Sanitation – sanitary provisions in camping area also belong in residential area. 602 for and 63 against; **Passed**
- Ballot Five All lots – Erosion control in setback areas – effective 7-20-06, cutting trees in side or rear setback areas that are 20” in circumference (or more) requires prior BC approval, with exception of dead or dying trees. 342 for and 326 against. **Failed**
- Ballot Six Camping – Garage roof pitch – allows a more lenient roof pitch, was 4/12, now between 4/12 – 7/12. 524 for and 164 against. **Passed**
- Ballot Seven All lots – Clarify Sign Regulations the physical address (street #) sign must be displayed on lot. 516 for and 128 against. **Passed**
- Ballot Eight All lots – Structures on POA property – it is illegal to build on POA property without POA’s consent. 553 for and 92 against. **Passed**
- Ballot Nine Residential – Decks pertains to construction of deck AFTER dwelling is built. 537 for and 125 against. **Passed**
- Ballot Ten Camping – Roofed deck extend width of roofed deck from 12’ to 14’, allow on 1 wall only. 448 for and 222 against. **Passed**
- Ballot Eleven All lots – Add explanatory provision POA applies for and receives Gov’t grants for benefit of community. 539 for and 94 against. **Passed**
- Ballot Twelve All lots – Correct ‘Plat record’ typing error – Plat Book pages 1-73 should be 1-75. 578 for and 58 against. **Passed**
- Ballot Thirteen Camping – Room addition to become addition – rename, also addition may contain multiple wall partitions. 514 for and 155 against. **Passed**

Sandi Mayer swore in the new Board members.

There was no further business and the meeting was adjourned.