

**LAKE ROYALE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 17, 2007
9:00 A.M. – CLUBHOUSE**

Call to Order – The meeting was called to order. Present were: Judy Strother, Dennis Godwin, Ryan Walker, John Smallhorn, Ann Marie DellaMorte, Ray Robinson, Stuart Nottingham, William Wakefield . Staff present: Robert VanGraafeiland, Peter Engberg, T.R. O’Neil, Jarrett Umstead.

Pledge of Allegiance – led by Peter Engberg

Approval of the January Meeting Minutes – Motion made by William Wakefield and seconded by Ray Robinson. **Motion carries.**

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

• First Citizens Operating Acct. Balance	\$35,737.61
• First Citizens Payroll Acct.	\$ 4,898.96
• North State Operating Acct.	\$ 5,542.24
• North State Money Market Acct.	\$ 926,072.00
• North State Emergency Acct	<u>\$251,923.61</u>
• Total Balance	\$1,224,174.42

Finance Committee Minutes – Mr. Wallace reported the following:

- Richard Truesdell of Miller-Dodson and Associates began reviewing our infrastructure on schedule and a preliminary reserve study report should be available in the next thirty days.
- The status of property foreclosures is: 442 have gone to our attorney and 251 have paid, been sold or turned over to the POA; 191 are in the process (112 of those properties have just started the process, 45 have been set for hearings, and 34 are set for sale.) Another 100 are being prepared to begin the process in March.
- T.R. reported the following: The fixed asset inventory has been completed and turned over to the LRPC. The office staff, in addition to their regular duties, has been busy taking CPR training and checking County records for deed transfers to update the office files.
- The front gate arms have been ordered and when received in two to three weeks, the Maintenance staff will install them. Research is continuing on a boat and 220 volt outlet.
- The new POA phone system is complete with the connection of the Maintenance Department.
- Karen Voight reported the Dam Advisory Sub-committee has a bid in hand and is expecting another for comparison on the study of repairs needed to the Dam and spillway. The committee has looked into grants for the cost of the project with no positive success.

- A motion was unanimously approved recommending to the BOD that the first three stages of the new postal facility proceed with funding from account 9233-100, not to exceed \$11,000.

Board of Adjustments –

- Met on January 25. A Committee Appeal was the first item considered by the BOA. The case pertained to a decision of the Building Committee which was being appealed by a property owner. Motion was made and seconded to uphold the decision of the Building Committee and their interpretation of the Covenants and Rules and Regulations of the POA. The motion was passed by a unanimous vote.
- Nine Compliance hearing cases were brought before the BOA by the CC&R Inspector. Two property owners were found to be in non-compliance with each owner being cited for two non-compliance issues. Initial fines and recurring fines were imposed on both property owners.
- Five of the compliance cases were withdrawn. Four of these are either now in compliance or are in the process of being brought into compliance. One was withdrawn as the property owner is deployed with the military and is exempt from legal action until his return.
- Motion was made by Hib Affleck and seconded by Lynne Edwards that the BOA recommend to the BOD to set a \$100 non-refundable application fee for Variances and Appeals to be heard by the BOA. A motion was made by Paul Wygovsky to amend the motion to read that the BOA recommends to the BOD to set a \$100 fee for Variance and Appeals that would be refunded if the variance or appeal is granted. The amended motion was passed by a vote of five in favor, one against and one abstaining.
- Motion was made Ray Robinson and Seconded by Dennis Godwin to accept the minutes of the BOA. **Motion carries.**

Building Committee Report–

- For residential: 1 shed; 2 room additions; 2 fences; 3 houses; 2 garages; 1 retaining wall for a total of \$1,005.00.
- For camping: 2 decks; 1 porch; 3 sheds; 1 lean to; 1 camper enclosure for a total of \$285.00.

President's Report - Stuart talked about the three seats coming open on the Board of Directors and encouraged people to run. The nominating committee for this year is composed of Ann Faison, Chairperson, Robert Dillard and Cheryl Chapin. Candidates who wish to run should contact the committee now, as the committee will present its report/recommendations at the March 17 BOD meeting.

General Manager's Report –

- The paving has not begun due to bad weather.
- The deadline for ballots for consideration at the Annual Meeting is May 22.
- All property owners are asked to give email addresses to the office for the TOPS System.
- The Recreation Committee and volunteers have upgraded and put a barrier fence around play area at clubhouse.

- All of the Comfort Centers have been painted except for #2.

Property Owners Forum –

- **Robert Dillard** – Recommended the work of the Building Committee in setting the regulations for camping roof structures.
- **Bob Winters** – Asked for volunteers for county committees. He would like to get some volunteers from the Lake.
- **Elaine Lashock** – Inquired about getting military surplus materials for the police (not possible because our police are company police). Asked what shifts two guards are on duty at the gate. And she objected to the dues being increased to 10%.
- **Hib Affleck** – Thinks the increase in dues should be 10%.
- **Ann Smallhorn** – Thinks communication in the lake is a big problem and hopes everyone will read emails she started concerning the dues.

Old Business –

- Motion made by Bill Wakefield and seconded by Ray Robinson that we approve the Appeal Process for Non-Compliance and Fine Cases as recommended. **Motion carries.**

New Business -

- BOA recommended the BOD set a \$100 application fee for all variance and appeal requests to be heard by the Lake Royale BOA, and that the fee would be refunded if the Variance and Appeal was granted. Motion made by Bill Wakefield and seconded by Judy Strother: That we approve a fee of \$25 to be charged for hearing variance and appeal requests, and that the \$25 be refunded if the request is approved. **Motion denied.** Motion made by John Smallhorn and seconded by Ann Marie DellaMorte: that we approve a fee of \$25 to be charged for hearing variance and appeal requests and that the \$25 application fee be non-refundable **Motion carries 5 to 2.**
- Motion made by Ray Robinson and seconded by Judy Strother: That we approve the Chief of Police to pursue a legislative law that would allow the PD to engage in a mutual aid agreement with surrounding agencies. **Motion carries 4-2-1.**
- Motion made by Bill Wakefield and seconded by Dennis Godwin: That we approve the suggestions of the Building Committee for the Rules and Regulations regarding the height on Camping Roof Overs and Garages. Motion made by Ryan Walker and seconded by Ray Robinson to table this motion for further discussion. **Motion carries.**
- Motion was made by John Smallhorn and seconded by Ann Marie DellaMorte: That we approve the conceptual plan for Ball Field. **Motion carries.**
- Motion made by Ray Robinson and seconded by Ann Marie DellaMorte: that we approve the revisions on lease requirements, and changes to the Application to Lease. **Motion carries.**
- Motion made by Ann Marie DellaMorte and seconded by Ryan Walker: That we approve the new members for the Beautification Committee and the Storm Water Management Committee. **Motion carries.**
- Motion made by Dennis Godwin and seconded by Ryan Walker: That we approve the FC recommendations for phases 1-3 on the postal facility at the rental offices. **Motion carries.**
- Motion by Bill Wakefield and seconded by Ray Robinson: That we approve a 2% increase

in dues as requested by FC and raise dues another 8%, these funds to be earmarked to only be spent on needed repairs on dam and spill way and paving on Sagamore and Shawnee. **Motion denied.** Motion made by Dennis Godwin and seconded by John Smallhorn: That we approve the 2% raise in dues recommended by FC, plus an additional 3% to be earmarked for dam, spillway and roads Motion made to amend the motion on the floor: to raise 2% and 6% for roads. **Motion died for lack of a second.** Returned to the original motion to approve the 2% recommended by FC and an additional 3% for dam, spillway and roads **Motion carries 6-1.**

- Motion made by Ann Marie DellaMorte and seconded by John Smallhorn: that we approve the Fiscal Operating Budget recommended by Finance Committee. **Motion carries.**

Meeting adjourned.