

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

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

**Pledge of Allegiance** – Jarrett Umstead

**Approval of the February Meeting Minutes** – Motion made by Judy Strother 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	\$113,343.20
• First Citizens Payroll Acct.	\$ 4,504.46
• North State Operating Acct.	\$ 5,625.48
• North State Money Market Acct.	\$566,716.20
• North State Emergency Acct	<u>\$250,864.69</u>
• Total Balance	\$941,054.03

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

- Robert reported the Reserve Study has been received and is scheduled to be reviewed in a joint BOD, FC and LRRPC meeting on March 24 at 10 a.m. at the clubhouse.
- Robert reported the property foreclosure process continues to go well. 519 have gone to our attorney; 287 have paid, been sold or turned over to the POA; 196 are in process; 112 just started the process; 34 are set for sale and 2 set for hearing.
- Robert reported that the Carriage Manor trustee is seeking court approval for special advertising to the 20 remaining time-share owners who have not responded.
- T.R. reported the POA dues bills were mailed March 9.
- Robert reported on capital improvements as follows: Paving is complete and shoulder work is being scheduled. The 220 outlet is scheduled to be installed at the clubhouse. The brick work to The River entrance and POA office steps has been completed.

- The Dam Advisory Sub-Committee is awaiting an additional bid and they will be reviewing that bid and comparing it to the others in hand to report back to the FC.
- Dave Turner reported the postal facility plans are under review with the Franklin County Planning.
- T.R. presented staff recommendations for a new auditor. A motion was approved to recommend to the BOD to accept the bid of Petway Mills & Pearson, PA in the amount of \$7,780; A motion was approved to request management to seek bids for outsourcing the Storm Water Committee's recommendation to install 178 check dams per year for the next three years; A motion was approved to recommend to the BOD to fund the Storm Water recommendation of \$34,150 from the Reserve Account, line 5050; A motion was approved to recommend to the BOD to transfer the Capital Funds for items that will not be completed this fiscal year from the appropriate 9000 accounts to the 5050 Reserve Account and have the already approved \$11,000 for the Post Office first three phases to be added to the 07-08 fiscal Capital Budget from the 5050 Reserve Account.
- A motion was approved accepting the resignation of Ray Robinson with regrets he is leaving and special thanks from the FC for his many years of faithful service.

### **Board of Adjustments –**

- Nicole Clift brought six non-compliance cases to the BOA. Two cases were being withdrawn as the property owners were now in compliance. Two property owners were found to be out of compliance and both initial fines were imposed. One property owner was found to be out of compliance for three violations.

### **Building Committee –**

- For residential: 14 houses; 1 shed; 1 room addition; 1 deck; 1 carport; 1 dock; 2 bulkhead; total of \$ 3,015.00
- For camping: 2 decks; 2 shed; 2 roof-over; 1 garage; 2 cottages; 1 bulkhead; total of \$685.00.

**President's Report** - Stuart talked about Joint Meeting for the Reserve Study meeting being held March 24 at 10 a.m. at the clubhouse. Stuart spoke about hearing from the Nominating Committee about the opening on the BOD. Stuart went to the Franklin County Commission meeting and they discussed the quick response vehicle being relocated to White Level and replacing the one for use by the lake. County Director of Emergency Services is looking at a system called Code Red, a reverse 9-1-1 system. Stuart also spoke about March being the start of severe weather season. April 22, 2007, will be clean-up day. Any changes to the By-Laws and Covenants will be voted on at the next meeting.

**General Manager's Report** –

- Talked about being in continuing education training the last two days for CAI, fiduciary responsibility on Board members.
- Talked about NC State project entrance.
- Talked about upcoming events: March 31- Volunteer Appreciation Day; April 7 – Yard sale; April 8 – Easter Egg Hunt.
- Needs volunteers to work on the interior of the post office.

**Old Business** –

- Motion made by Ray Robinson to approve the Nominating Committee's Recommendation and Seconded by John Smallhorn. **Motion carries.**
- Motion made to amend the Capital/Reserve Budget as presented/ revised by Bill Wakefield and Seconded by Ryan Walker. **Motion carries.** Motion to approve line 7550-100 to \$1,500 in the 2007-2008 budget made by Ray Robinson and Seconded by Bill Wakefield. **Motion carries.** Motion made to amend line 7575-100 to \$60,000 in 2007-2008 budget made by Ray Robinson and Seconded by Bill Wakefield. **Motion carries.**
- Motion was made to suspend Roberts Rules of Order by Bill Wakefield to consider discussion and Seconded by Ray Robinson. Judy Strother opposed. **Motion carries.** Motion made to approve revisions to the Rules and Regulations Section 8.7 and 8.8 made and Seconded. Richard Wainwright opposes. **Motion carries.**
- Motion to approve the revised "Lake Royale POA Application to Lease" made by Bill Wakefield and Seconded by Ray Robinson. Ann Marie DellaMorte opposed. **Motion carries.**

## **New Business -**

- Motion to direct the Executive Committee to work on the acquisition of properties for a potential park to be located as needed in each section within the subdivision made by Ray Robinson and Seconded by Ann Marie DellaMorte. **Motion carries.**
- Motion to support Bunn and write to authorities to allocate funding and place higher priority to the needed traffic light at the corner of Hwy 39 and Jewett Rd made by Richard Wainwright and Seconded by Ryan Walker. **Motion carries.**
- Motion to approve the FC recommendation of Petway Mills & Pearson PA to conduct the POA's annual audit by John Smallhorn and Seconded by Ann Marie DellaMorte. **Motion carries.** Motion to approve the FC recommendation to transfer capital items that will not be completed this fiscal year from the appropriate 9000 accounts to the 5050 reserve account made by Ann Marie DellaMorte and Seconded by John Smallhorn. **Motion carries.** Motion to approve the FC recommendation of allocating \$11,000 for the Post Office in the 07-08 fiscal capital budget made by Ryan Walker and Seconded by Bill Wakefield. **Motion carries.** Motion made to approve the FC recommendation of funding for the SWMC recommendation of \$34,150 from budget line 5050 made by Ann Marie DellaMorte and Seconded by Richard Wainwright. **Motion carries.**

**Meeting adjourned**

## **HEARINGS**

- **0607-09** Appeal of Legge property setback – Motion made by John Smallhorn to table until the property owner could bring another plan for the boathouse and a suggestion for putting in a rain garden and Seconded by Ann Marie DellaMorte. **Motion carries.**
- **0607-04** Request for \$504 refund – Motion was made by John Smallhorn to approve the request for the refund and thank the property owner for prompt response in bringing into compliance and Seconded by Judy Strother. **Motion carries.**

**Meeting adjourned.**