

**LAKE ROYALE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
APRIL 21, 2007  
9:00 A.M. – CLUBHOUSE**

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

**Pledge of Allegiance** – Dave Turner

**Approval of the March Meeting Minutes** – Motion made by Richard Wainwright and Seconded by Bill Wakefield. **Motion carries.** Motion made by Bill Wakefield and Seconded by Richard Wainwright to approve the minutes of a closed session meeting on April 12, to elect a vice president. **Motion carries.**

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

• First Citizens Operating Acct. Balance	\$94,973.09
• First Citizens Payroll Acct.	\$ 4,923.39
• North State Operating Acct.	\$65,755.74
• North State Money Market Acct.	\$903,018.00
• North State Emergency Acct	<u>\$250,988.83</u>
• Total Balance	\$1,319,659.05

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

- FC approved a motion to recommend to the BOD that prior year’s dues collections be transferred monthly to the Reserve Fund 5050.
- The FC approved a recommendation to the BOD to purchase a Dixie Chopper Mower for \$8,999.00.
- The FC approved a motion asking that the BOD empower the Executive Committee to accept new loan terms from North State Bank and to pay the \$1,000 fee if the first year savings in interest were greater than the fee.
- A motion was approved to recommend the BOD approve the POA contracts for the Casino Party for \$3,000 and the Fourth Fireworks for \$3,500.
- The CERTS Committee’s request to spend \$454.76 from the CERTS grant trust line 3175-000 was approved.

### **Board of Adjustments –Delcie Wakefield**

- Nicole Clift brought 24 compliance cases to the BOA. She reported that 12 non-compliance cases had either come into compliance or were in the process of becoming compliant and were being withdrawn. Eleven non –compliance citations were considered by the Board. A motion was passed to table one compliance case until the next BOA meeting to give the property owner a chance to meet with DWQ. Seven property owners were found to be non-compliant by vote of the BOA. One property owner was found to be out of compliance for two violations. Another property owner was found to be out of compliance for violations at four different property sites.
- BOA members discussed storm water issues that pertain to the lack of or inadequacy of silt fences or gravel and the frustration of dealing with these non-compliance issues with repeat contractor offenders.

### **Building Committee –Bill Edwards**

- For residential: 24 houses; 5 shed; 1 room addition; 1 deck; 3 garages; 1 carport; 1 dock; 1 breezeway; 1 fence; 3 retaining walls; 1 bulkhead; total of \$5,450.00
- For camping: 4 decks; 5 sheds; 6 roof overs; 1 garage; 2 cottages; 1 lean to; 1 room add, porch, roof over package; 1 carport; 3 porches; 2 fences; 1 camper enclosure. Total of \$1,555.00

### **President’s Report -Stuart Nottingham**

- Stuart talked about Ray and Lee Robinson moving and their contribution to the community.
- John Smallhorn was elected as Vice President.
- Residential seat on BOD is open.
- April 22 is Earth Day and the Recreation Committee will be at the clubhouse to hand out bags to clean up your property.
- Remember the victims at Virginia Tech.

### **General Manager’s Report – Robert VanGrafeiland**

- Thanked the Committees and Board for the work with the community.
- Maintenance Dept. has Comfort Center 5 open.
- Pool will open May 26.
- Annual Motor Safety Course is May 2.
- Time Warner is working hard to offer services to the entire lake.
- On track with collections.

### **Property Owners’ Forum –**

- Linda Page spoke about not being able to use the clubhouse for her daughter’s wedding reception.
- Andre Shy spoke about permits for campfires for the summer season and the firing of fire arms in the community.
- Jan Goodwin spoke about fires in a forest.
- Hib Affleck spoke about how busy Nicole Clift stays and her needing help.

## New Business –

- Motion made by Richard Wainwright and Seconded by Dennis Godwin to approve Page 3 revisions of the Employee Policy & Procedural Handbook. **Motion carries.**
- Motion made by Bill Wakefield and Seconded by Richard Wainwright that the LRPC be a permanent committee. **Motion carries.**
- Motion made by Bill Wakefield and Seconded by Richard Wainwright to set June 16 to meet candidates and discuss ballots. **Motion carries.**
- Motion made to approve the revised non-compliance flow chart by Richard Wainwright and Seconded by Bill Wakefield. **Motion carries.**
- Motion to approve Trigon Engineering's bid for Phase 1 of \$19,500 and Phase 2 not to exceed \$25,000 by Bill Wakefield and Seconded by Richard Wainwright. **Motion carries.**
- Motion to approve purchasing Dixie Chopper mower for \$8,999 by Richard Wainwright and Seconded by Ann Marie DellaMorte. **Motion carries.**
- Motion to approve Hales Artificier contract for July 7<sup>th</sup> fireworks made by Ryan Walker and Seconded by Dennis Godwin. **Motion carries.**
- Motion to approve East Coast Entertainment contract for Casino Night September 1 for \$3,000 made by Ann Marie DellaMorte and Seconded by Richard Wainwright. **Motion carries.**
- Motion by Ann Marie DellaMorte and Seconded by Richard Wainwright to give authority to the Executive Committee to accept the new loan terms from North State Bank and to pay the \$1,000 fee if the savings in the first year of interest is greater than the fee. **Motion carries.**
- Motion to approve the prior year's dues collections be transferred monthly to the Reserve Fund 5050-000 by Ryan Walker and Seconded by Dennis Godwin. **Motion carries.**
- Motion by Richard Wainwright and Seconded by Ryan Walker to amend the By-Laws Resolution to add the Treasurer and Chairman for signatures for the POA when there is a conflict of interest on the part of the President, Vice-president, and/or Secretary. **Motion carries.**
- Motion by Bill Wakefield and Seconded by Richard Wainwright to approve Ray Creek as a member of the BLCC. **Motion carries.**

## Meeting adjourned

## HEARINGS

### Called to Order

- **0607-09** Appeal of Legge property set back – **Appeal was to denied 3-2.** Dennis Godwin recused himself. Stuart told Mr. Legge that if Dennis recused himself there would not be a quorum and in this case, he could be heard at a later date. Or, if Mr. Legge chose to proceed with the hearing today, Dennis would not vote but sit on the Board to provide a quorum. In this case, Dennis would automatically be counted as voting against the appeal. Mr. Legge agreed to go ahead with the hearing with this understanding..
- **0607-114** – Qualk Property, Appeal of the BOA Decisions Non-compliance and Fines. Stuart recused himself which meant there was no quorum. As in the case above, Mr. Qualk chose to go ahead with the hearing with Stuart sitting in to provide a quorum, but with his vote automatically being against the appeal. **The vote was: Appeal on Non-Compliance defeated 1-4; Appeal on the Fines was defeated 1-4.**

## Meeting Adjourned.