

**LAKE ROYALE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 19, 2008
9:00 A.M. – CLUBHOUSE**

Call to Order – The meeting was called to order. Members Present: Stuart Nottingham, Ken Smith, William Wakefield, Ryan Walker, Richard Wainwright, Aimee M. Sharrett, Wilson Scott, Gina Louise, Bennie Franklin, and John Goodwin. Staff present: Robert VanGraafeiland, T.R. O’Neill, Peter Engberg, and Jarrett Umstead.

Pledge of Allegiance – Ken Smith.

Approval of Meeting Minutes – Motion by Ryan Walker to accept the Minutes of the December 15th Board of Directors meeting. Seconded by Richard Wainwright. **Motion carries.** Motion by Ryan Walker to accept the Minutes of the December 12th Closed Session of the Board of Directors. Seconded by Aimee Sharrett. **Motion carries.**

Treasurer’s Report – Stuart Nottingham reported the following for the December 1-31 2007 bank summaries:

• Beginning Balance:	\$ 1,267,835.09
• Dues Collections:	
○ 07-08	\$9,637.00
○ 06-07	\$6,299.00
○ 05-06	\$5,639.00
○ Prior years	\$14,732.00
• Total Dues Collections	\$ 36,307.00
• Interest Earned	\$ 3,667.00
• Other Cash Receipts	\$ 90,443.91
• Total Cash Available	\$ 1,398,253.70
• Cash Disbursements	
○ Payroll and Related	\$ 65,400.43
○ Other Disbursements	\$ 202,704.62
• Total Disbursements	\$ 268,105.05
• Ending Balance	\$ 1,130,148.65
• Change in Cash Position	[\$ 137,686.85]
• Composition of Cash	
○ First Citizens Operating Acct.	\$ 126,501.51
○ First Citizens Payroll Acct.	\$ 8,419.89
○ North State Operating Acct.	\$ 1,925.61
○ North State money Market Acct.	\$ 113,945.35
○ North State Emergency Acct.	\$ 200,736.26
○ North State Capital Reserve Acct.	\$ 357,717.11
○ North State F/A Acct.	\$ 320,902.92
• Total Cash	\$ 1,130,148.65

Finance Committee Minutes – Bill Wallace reported the following:

- The BOD will be reviewing the operating portion of next year's budget and a proposed dues increase at a workshop on Wednesday, January 16.
- The General Manager reported on foreclosures: 501 are closed (either paid, turned over to the POA, or sold); 143 are in the early stages of the process; 57 are scheduled for
- Carriage Manor bankruptcy auction resulted in the acceptance of a high bid of \$300,000 by an individual from the outside the Community, and according to Robert, it is expected to be six months before the process is complete and funds are received from the sale.
- T.R. reported the following: Natleah has refreshed stale liens and is assisting the CCR officer as needed. Various electronic backup storage possibilities are being reviewed and research is being conducted on an upgrade for the generator at the Clubhouse so the present Clubhouse generator could then be transferred to the POA Office to replace the generator burned during the power outage in December.
- Playground equipment is in the process of being installed with mulch ready to be spread; the Police Durango is on order and expected to be delivered soon. The school bus loop was completed and stop signs were installed at the West Mail Facility parking lot and at the crossover between the inbound and outbound lanes of Cheyenne between the POA Office and the West Mail Facility.

Board of Adjustments – Delcie Wakefield reported the following:

- Six non-compliance cases were presented. Three of these had been tabled for one month in the November meeting to give time for the property owner to come into compliance. Of these three, two were withdrawn as the violations had been corrected. One was found non-compliant at the time of the citation, but the violation was corrected by the time of the meeting, so no fines were imposed.
- Three additional citations were reviewed. Two were found to be out of compliance at the time of the citation, but the violations were corrected by the time of the meeting, so no fines were imposed. Once case was found to be non-compliant and both initial and recurring fines were imposed.

Building Committee – Phil Edwards reported the following:

- For residential: 3 houses; Total \$600.00
- Mr. Edwards thanked the Building Committee members for their efforts on suggested changes for Rules and Regulations that will be presented to the BOD at its February meeting.

Recreation Committee – Chris Schmidt reminded attendees of the following:

- Steak Night for January 19 was cancelled because of the impending adverse weather.
- There will be a Superbowl Party/Chili Cook Off on February 3rd at the Clubhouse. Entries for the Cook Off are needed. Proceeds from the event will go to the CERT Team.
- Performers are needed for the February 16th Steak Night/Talent Show.

President's Report – Stuart Nottingham:

- Announced that the BOD will conduct a workshop on February 13 at 7:00 PM to continue discussions of the FY 2008-2009 budget. The review of the capital items is

completed but the Board will conduct a workshop in June to review the fiscal status of the Association.

- There are two projects posted on the Clubhouse “Volunteer Board” for which help is needed: these are the mini golf course and docks.
- The Superbowl Party/Chili cook off will benefit the CERT team. The event starts at 3:00 P.M.
- There will be a Town Hall Meeting on February 9 at 7:00 P.M. at the Clubhouse.
- Steak night is cancelled due to the weather.

General Manager’s Report – Robert VanGraafeiland reported that:

- Annual bill will go out in March and all payments are due by April 1, 2008. New POA cards will be distributed as Members pay their dues.
- The first town meeting held on November was a success and members are urged to attend the February 9th meeting.
- The extended local phone service discussed at previous meeting will probably become effective sometime in April 2008.
- Progress Energy will be mailing out in the near future an explanation of our “long day without power” and steps being taken to ensure that a power outage of this nature does not occur again. The General Manager thanked Dave Turner and the team that opened and maintained the Clubhouse shelter during our residents’ time of need.
- There will be a foreclosure sale of property on February 7th and again on March 6th.
- Lake Committees and Subcommittees continue to meet. The Building Committee recommendations on changes to Rules and regulations is expected to be presented to the BOD in February. The Clubhouse Subcommittee will meet in January and February and hopes to have a final recommendation for review in March. An updated User’s Guide is available at the POA Office and on the POA Website.

Property Owners Forum –

- Robert Styers spoke about rules and regulations pertaining to cottage construction.
- Troy Allen spoke about rules and regulations pertaining to cottage construction and ridge pole heights for roof-overs.
- Pam Jaye spoke about a perceived need to notify property owners at least 30 days in advance of Board of Directors Meeting Agendas and the need for equal representation on committees and the Board of Directors.
- Robert Dillard spoke about rules and regulations pertaining to cottage construction and ridge pole heights for roof-overs.
- Missy Atkins spoke about rules and regulations pertaining to cottage construction.
- Dave Turner spoke about the need for trained volunteers to staff the POA shelter in times of emergency.

Old Business

- The Board elected Wilson Scott to fill the vacant Camping Representative seat on the Board. Prior to the election, Mr. Walker noted that Mr. Scott is a broker for Pine Ridge Realty and recused himself from the election. Following the election, Mr. Scott took the Oath of Office and was seated.

- Board Members discussed individual goals for the year.
- The Board discussed two unresolved issues regarding approval of Rules and Regulations, Part II. Action to approve the document was deferred pending further clarification of State requirements for burning permits.
- The Board of Directors elected Bob Crickmar, Pat Phillips and Beth Styers to the Board of Adjustments. Motion by Ryan Walker to ask the BOA to recommend who should be regular members and alternates and submit these recommendations to the Board. Seconded by Aimee Sharrett. **Motion carries.**

New Business –

- The Board discussed a proposal to designate lots recommended by the POA staff as Greenways. Such designation will provide the POA a tax advantage. Move by Bill Wakefield to approve the 24 listed parcels as greenways. Seconded by Ken Smith. **Motion carries.**
- The Board deferred discussion of Budget and Finance Policies and Procedures to the February Board of Directors Workshop.
- Ryan Walker provided an information briefing on a proposal to create Pine Ridge Estates as a subdivision within Lake Royale.
- President Stewart Nottingham thanked Lynn Edwards for her service as a member of the Board of Adjustments.

Adjournment –

- Motion by Ken Smith at 11:55 to adjourn. Seconded by Aimee Sharett. **Motion carries.**

Meeting Adjourned