

**LAKE ROYALE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
February 16, 2008  
9:00 A.M. – CLUBHOUSE**

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

**Pledge of Allegiance** – Jarrett Umstead

**Approval of the January Meeting Minutes**

- Motion by Mr. Wainwright to accept the minutes of the January 19<sup>th</sup> Board of Directors Meeting. Seconded by Ryan Walker. **Motion carries.**
- Motion by Mr. Wainwright to accept the minutes of the January 16<sup>th</sup> closed Board of Directors Meeting. Seconded by Bill Wakefield. **Motion carries.**
- Motion by Ryan to accept the minutes of the January 19<sup>th</sup> closed Board of Directors Meeting. Seconded by Richard Wainwright. **Motion carries.**

**Treasurer’s Report** – Board President Stuart Nottingham reported the following for the Treasurer, noting that successful belt tightening efforts precluded the Association from having to borrow operating funds from the Reserve account.

• Beginning Balance:	\$ 1,130,148.65
• Dues Collections:	
○ 07-08	\$2,248.00
○ 06-07	\$1,630.00
○ 05-06	\$2,955.00
○ Prior years	\$7,668.00
• Total Dues Collections	\$ 14,501.00
• Interest Earned	\$ 3,216.07
• Other Cash Receipts	\$ 37,088.52
• Total Cash Available	\$ 1,184,954.24
• Cash Disbursements	
○ Payroll and Related	\$ 68,466.06
○ Other Disbursements	\$ 114,910.15
• Total Disbursements	\$ 183,376.21
• Ending Balance	\$ 1,001,578.03
• Change in Cash Position	[\$ 128,570.62]
• Composition of Cash	
○ First Citizens Operating Acct.	\$ 71,896.06
○ First Citizens Payroll Acct.	\$ 5,333.34
○ North State Operating Acct.	\$ 2,836.88
○ North State money Market Acct.	\$ 191,861.86

- North State Emergency Acct.           \$    200,634.94
- North State Capital Reserve Acct.   \$    335,069.82
- North State F/A Acct.                 \$    293,945.13
- Total Cash                                 \$   1,001,578.03

**Finance Committee Minutes** – Bill Wallace reported the following:

- The General Manager reported the BOD has reviewed the budget and added increases for vehicle fuel and two phone lines. The BOD will continue the review at the February 13 workshop and they are expected to pass the Budget and the new Budget/Financial Policies and Procedures on February 16.
- The General Manager reported on foreclosures as follows: 502 are closed; 114 are in the early stages of the process; 81 are scheduled for hearing; and 20 are noted for sale. Sales are scheduled as follows: Nash County March 5<sup>th</sup>; and Franklin County March 6<sup>th</sup>.
- The General Manager reported no update on the closing of the Carriage Manor property auction.
- T.R. reported that a correction to a land inventory was made and it will appear in next month's financials. An old liability insurance bill from 03-04 for \$3,225 has been negotiated and it will be paid.
- Chief Umstead renewed his recommendation for the funding of a new police officer position. The request was discussed without resolution due to a shortage of operating funds available in the proposed budget.
- Motions dealing with dues for utility company owned lots at Lake Royale and with funding for Capitol projects were approved for referral to the Board of Directors.

**Board of Adjustments** – Delcie Wakefield reported the following:

- Fifteen non-compliance cases were brought before the Board; three were withdrawn because the property owners had come into compliance.
- Seven property owners were found to be out of compliance at the time of citation, but violations were corrected by the time of the BOA meeting, so no fines were assessed at this time.
- Five property owners were found to be out of compliance and both initial and recurring fines were assessed.
- Three property owners were cited for more than one violation.
- The BOA recommends that Paul Wygosky be appointed by the Board of Directors to fill the vacant regular member position for the term that expires 1/01/11 and that Beth Styers be appointed to fill the alternate member position for the term that expires 1/01/11.
- The following were elected Officers of the Board of Adjustment for 2008: Chair – Delcie Wakefield; Vice Chair – Ray Creek; Secretary – Pat Phillips; and Sergeant-at-Arms – Bob Crickmar.

**Building Committee** – Bill Edwards reported the following, noting that 29 permits were issued in January 2008:

- For residential: 2 boathouses; 1 boat slip; 2 bulkheads; 1 deck; 6 houses; and 1 room addition for a total of \$1,435.00

- For camping: 1 carport; 1 deck; 1 fence; 1 garage; 4 porches; 3 room additions; 3 sheds; 1 sunroom; and 1 lean-to for a total of \$805.00

**President's Report** – Stuart Nottingham:

- Thanked everyone who supported the CERT sponsored chili cook-off and super-bowl party.
- Noted the extraordinary efforts by the Building Committee to develop proposed recommendations for Roof-Overs and Cottages that the Board would be considering in the near future. He also noted the sustained efforts by the Finance Committee to develop the 2008/2009 budget that the Board of Directors would be considering later in the meeting.
- Reminded Property Owners that the annual meeting is coming up soon and that POA members interested in running for one of the five open Board positions should contact the POA Office, check the POA Website, or contact Nominating Committee Chair Karen Voigt to find ways of expressing their interest in running..
- Announced that the next town meeting is scheduled for Saturday May10, 2008 at the Clubhouse at 7:00 P.M.

**Beautification Committee** – Susan Smith reported on an Arbor Day Project, the details of which will be repeated in the March Royale Reporter.

**Clubhouse Subcommittee** – Bill Wallace noted that the Clubhouse Subcommittee would provide a report and recommendations to the Board of Directors at the March Meeting.

**Mail Facility Committee Report** – Bill Wallace announced that the Mail Facility Committee recommended spending \$160,000 to construct a Mail Facility East on Lot 2048 and that this recommendation would be included in budget proposals to be considered later in the meeting.

**General Manager's Report** – Robert VanGraafeiland expressed his appreciation for all the hard work by the many POA Committee and Subcommittee members over the past months. He reported that:

- Annual bills will go out in March and all payments are due by April 1, 2008.
- Playground reconstruction and modifications were proceeding according to plan.
- Modifications to all six comfort centers are complete.
- Two offices at the Rental Complex are available for lease.
- Property Auctions are scheduled at the Clubhouse on March 1<sup>st</sup>, at the Nash County Courthouse on March 5<sup>th</sup>, and at the Franklin County Courthouse on March 6<sup>th</sup>.

**Property Owners Forum**

- Robert Dillard thanked the Board for doing what they do and spoke about the rules and regulations on cottages and roof-overs.

**Old Business**

- Board of Director Members reported on progress made on individual Goals.
- Motion by Ken Smith to approve the Budget/Financial Policy. Seconded by Richard Wainwright. **Motion carries.**

- Motion by Ryan Walker to meet quarterly to review the capital budget. Seconded by Richard Wainwright. **Motion carries.**
- Motion by Richard Wainwright to increase dues to \$499.53. Seconded by Ryan Walker. **Motion carries.**
- Motion by Ken Smith to accept Part II of the Rules and Regulation as presented. **Motion Withdrawn.** Amendments to pages 7, 8 and 18 were agreed. Motion by Ken Smith to accept Part II of the Rules and Regulation as amended. Seconded by Bill Wakefield. Further discussion included the possibility of acquiring a leaf vacuum service and imposition of a permanent “burn ban” but no action was taken on these discussion items. **Motion carries.**
- Motion by Richard Wainwright to approve the recommended Board of Adjustment appointees. Seconded by Bill Wakefield. **Motion carries.**
- Motion by Bill Wakefield to approve Section 8.4, Section 8.78, and Section 8.8 of Part I of the Rules and Regulations. Seconded by Aimee Sharrett. **Motion Fails.** Motion by Aimee Sharrett to postpone action until after discussion at the March 12<sup>th</sup> Board of Directors Workshop. Seconded by Gina Louise. **Motion carries.** Building Committee Chair Phil Edwards was asked to make a presentation to the Board on these proposals at the March 12<sup>th</sup> Board of Directors Workshop.

#### **New Business –**

- Motion by Ken Smith to approve the Building Committee Membership list as presented. Seconded by Aimee Sharrett. **Motion carries.**
- Motion made by Ken Smith to approve the Finance Committee recommendation to relieve utility companies and government agencies that own property in Lake Royale and provide services to the community directly or indirectly from paying dues. Seconded by Ryan Walker. This motion denies use of Lake Royale amenities to employees of these companies/agencies. **Motion carries.**
- Motion by Ken Smith to approve the Finance Committee recommendations for 2007-2008 Capital and Reserve projects **to allow discussion.** Seconded by Richard Wainwright. Following discussion, the **Motion was withdrawn.** Motion by Bill Wakefield to postpone action on the Finance Committee recommendations. Seconded by Richard Wainwright. **Motion carries.**

#### **Adjournment –**

Motion by Ryan Walker at 11:30 A.M. to adjourn. Seconded by Aimee Sharett. **Motion carries**

#### **Meeting adjourned**