

**LAKE ROYALE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**August 16, 2008**

**9:00 A.M. – CLUBHOUSE**

**Call to Order** - The meeting was called to order. Present were: Stuart Nottingham, Ryan Walker, Ken Smith, William Wakefield, Gina Louise, Danny Pearce, John Goodwin, and Ruby Gavin: Staff Present: Robert VanGraafeiland, Peter Engberg, T. R. O'Neill, and SGT Steve Mazarek.

**Pledge of Allegiance** – SGT Steve Mazarek.

**Approval of Meeting Minutes** –

- Motion by Ryan Walker to accept the minutes of the July 19<sup>th</sup> meeting. Seconded by Bill Wakefield. **Motion carries.**
- Motion by Danny Pearce to accept the minutes of the July 19<sup>th</sup> closed meeting of the Board of Directors. Seconded by Gina Louise. **Motion carries.**

**Treasurer's Report** – On behalf of Aimee Sharrett, Stuart Nottingham reported the following:

July 31 2008 Status:

- Total beginning balance       \$2,085,212.47
- Total Deposits                 \$ 112,028.55
- Total Interest Earned         \$ 3,933.29
- Checks and Bank Charges   (\$ 221,720.24)
- Total at month end           \$ 1,979,454.07
- Increase                         \$ (105,758.40)

President Nottingham noted that annual assessment collections were at 80% for the 2008-2009 season.

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

- Dues Collections continue to show improvement with percentages reaching 80%.
- Karen Voigt, Chairman of the Dam/Spillway Advisory Sub-Committee, reported that HD Reynolds, the Contractor, is ready to start work but needs to wait for NC DENR permits. She also noted that the Documentation System has been tested and that the scanner can be purchased for less than the amount previously allocated.
- The General Manager noted plenty of mail boxes are available for residents.
- The General Manager reported that foreclosure of 636 properties has been completed, 15 are being processed, 51 are scheduled for hearings, and 28 are noted for sale. 22 properties are set for sale on August 28. The Carriage Manor Bankruptcy Trustee is working to get a substitute buyer to avoid a new auction.
- T. R. O'Neill reported that bids were received for the electrical and HVAC work in the POA office. Late notices and foreclosure notices will be mailed in August.

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

At the June 26<sup>th</sup> Meeting:

- An Appeals hearing regarding a Building Committee decision was heard and the appeal was denied by a vote of 4-1 on June 30<sup>th</sup>.
- Fifteen non-compliance cases were brought to the BOA. Three cases were withdrawn because violations were corrected. One case was tabled until the July BOA meeting.
- One property owner was granted a non-conforming compliance subject to DWQ permitting. Seven cases were found to be out of compliance at the time of the citation but no fines were assessed because the violations had been corrected.
- Three cases were found to be out of compliance and both initial and recurring fines were assessed.

At the July 24<sup>th</sup> Meeting:

- Three variance cases were heard. Two variances were denied. One variance was granted with the stipulation that the property owner maintain conditions established by the county.
- Fourteen non-compliance cases were brought to the BOA. One case was tabled until the next BOA meeting to allow the property owner time to become compliant. One property owner was granted a non-conforming compliance.
- Eight cases were found to be out of compliance at the time of the citation but no fines were assessed because the violations had been corrected.
- Four cases were found to be out of compliance and both initial and recurring fines were assessed.

**Building Committee** – Ryan Walker reported the following for the Building Committee:

Camping – 1 deck; 1 porch; 1 room addition; and 2 sheds. Residential area: 3 decks; 1 house; and 1 sunroom. Total \$635.00.

**President's Report** – Stuart Nottingham

- Asked for volunteers to help complete refurbishment of the Putt-Putt Golf Course.
- Asked for Volunteers for the Dock Committee and for the Gatehouse Committee.

**General Manager's Report** - Robert VanGraafeiland:

- Noted that the Lake Royale Maintenance Department had repaired the POA Dock near Crow Drive.
- Asked the Board of Directors to schedule two special sessions to hear Appeals.
- Stated that Franklin County had given the Lake Recreation Committee a grant to help conduct the Fall Triathlon.
- Reported that the Lake Royale Police Department had successfully resolved a “missing persons” case involving a POA member.
- Announced that the Annual Meeting results would be mailed out to Property Owners next month.
- Informed POA residents about the following Recreation Committee events:
  - Casino Night, August 30<sup>th</sup>, 8:00 PM to 11:00 PM.

- Bring Your Own Barbecue, September 13<sup>th</sup> from 4:00 PM to 7: 00 PM.
- Lake Royale Sprint Triathlon, October 4<sup>th</sup>.
- Adult Halloween Party, October 25<sup>th</sup>.
- Kids Halloween Carnival, October 26<sup>th</sup>.

#### **Property Owners' Forum** -

- Teresa Shaver addressed the food consumption laws at the Lake Royale POA Swim Pool and asked for changes.

#### **Open Seat on the Board of Directors** -

- Thomas Nichols was elected to fill the vacant Camping Representative seat previously held by Bennie Franklin. There is one year remaining on this term. Mr. Nichols was sworn in and took his place at the Board of Directors table.

#### **Board of Directors Goals** – Members of the Board of Directors discussed their individual goals for 2008-2009.

- Stuart Nottingham reported that he would continue efforts to correct comments made by Lake Royale auditors, start at least one “non-profit” organization, establish an ambulance station at Lake Royale, develop a plan for greenways and trails, and pay off the North State Bank Loan.
- Ryan Walker reported his goals as rebuilding the gatehouse, establishing a bar code system for residents and opening the back gate, and developing a plan for greenways and trails.
- Ken Smith reported his goals as establishing procedures to have users pay for improvements at docks and the clubhouse, completing the replacement of the guard house and the installation of the bar code system that would be extended to the back gate and Section 16, working on the athletic field project, publishing a new Lake Telephone Book, and revising nominating committee policies.
- Bill Wakefield reported his goals as road paving, completing the Putt-Putt golf course refurbishment, and working on improving docks.
- Danny Pearce reported his goals as making the POA Office more “user friendly,” assisting with fraud prevention measures suggested by the Auditor, and simplifying verbiage in the Rules and Regulations.
- Gina Louise reported her goals as completing refurbishment of the Putt-Putt Golf Course.
- John Goodwin reported his goals as improving access to existing Lake Royale POA documents, improving clubhouse computer facilities, rebuilding the Guardhouse and implementing a bar-code system, and organizing a semi-annual cleanup project.
- Ruby Gavin reported her goals as roads pavements and refurbishment of the Putt-Putt Golf Course.

#### **Approval of Committees** -

- Motion by Ken Smith to approve the members of the Building Committee as submitted. Seconded by Bill Wakefield. **Motion carries.**

- Motion by Ken Smith to approve the members of the By-Laws and Covenants Committee as submitted. Seconded by Danny Pearce. **Motion carries.**
- Motion by Bill Wakefield to approve the members of the Beautification Committee as submitted. Seconded by Gina Louise. **Motion carries.**
- Motion by Ken Smith to approve the members of the Finance Committee as submitted and amended. Seconded by Danny Pearce. **Motion carries.**
- Motion by Bill Wakefield to approve the members of the Publications Committee as submitted. Seconded by Ken Smith. **Motion carries.**
- Motion by Ken Smith to approve the members of the Recreation Committee as submitted. Seconded by Ryan Walker. **Motion carries.**
- Motion by John Goodwin to approve the members of the Storm Water Management Committee as submitted. Seconded by Bill Wakefield. **Motion carries.**
- Motion by John Goodwin to approve the members of the Welcoming Committee as submitted. Seconded by Ken Smith. **Motion carries.**
- The Board noted that lists for the Safety and CERT Committee and the Benevolence Committee still needed to be approved. The Board also noted that the Board President was an ex-officio member of all Committees.

#### **Finance Committee Recommendations** –

- The Board considered a Finance Committee recommendation to establish a new account “Foreclosure Taxes Paid” (7621-100) under expenses and move \$30,000 out of the “Taxes” Account (7940-100) to the new account. Motion by Danny Pearce to approve the recommendation. Seconded by Gina Louise. **Motion Carries.**
- Motion by Ken Smith to approve the Finance Committee recommendation to sell the inoperable Taurus and allocate revenues to the “Employee Travel Reimbursement” line item (7950-100). Seconded by Ryan Walker. **Motion carries.**
- Motion by Ryan Walker to proceed with the Rocket Ship Retention Pond Retrofit Design Development (Kim and McCreed) in the amount of \$3,000.00. Seconded by Ken Smith. **Motion Carries.**
- Motion by Ken Smith to pay the Auditor’s invoice in the amount of \$10,500.00. Seconded by Tom Nichols. **Motion carries.**

#### **Appeals Hearings and Board Workshops** –

- Stuart Nottingham announced that the Board of Directors would meet on Wednesday August 27<sup>th</sup> and Wednesday, September 3<sup>rd</sup> at the Clubhouse to hear appeals resulting from Board of Adjustment decisions. These meetings are open to POA members.
- Stuart Nottingham announced that the Board of Directors would conduct a Budget Workshop on September 17<sup>th</sup> at the Clubhouse. This meeting is open to POA members.

#### **Adjournment**

Motion by Ken Smith at 10:35 a.m. to adjourn. Seconded by Ryan Walker. **Motion carries.**

#### **Meeting adjourned**