

MEETING OF THE BOARD OF DIRECTORS
LAKE ROYALE PROPERTY OWNERS ASSOCIATION
Lake Royale Clubhouse
January 17, 2009, 11:15 A.M.

The hearing was called to order at 11:15 A.M. Present: Stuart Nottingham, Ryan Walker, Ken Smith, Aimee Sharrett, Gina Louise, Tom Nichols, Danny Pearce, Bill Wakefield, John Goodwin and Ruby Galvin. Staff present: Robert VanGraafeiland, Nicole Clift, and Jarrett Umstead.

1. The announced purpose of the meeting was to hear requests from Property owners for reduction of fines, to respond to a property owner request to place a gravel connector between two access drives on the POA right-of-way, and to hear an Appeal from a Board of Adjustment Decision. Board President Nottingham outlined the procedures for the hearing, specifically noting that requests would be heard and then the Board would meet in Executive Session to deliberate. Property owners would subsequently be notified of the Board's decisions. Bill Wakefield recused himself from formal participation and voting.

2. Request 0708-7, Lot 1164C, 1541 Sagamore Drive, Steven W. Wall. Mr. Wall requests permission to install a gravel connector between two access drives. Part of the connector would be on the POA right-of-way. Nicole Clift presented information and pictures relating to the request. Mr. Wall addressed the Board pointing out the unique situation presented by trying to establish a septic tank system as well as leave room for a larger camping unit. After subsequent deliberations and in accordance with Board of Directors procedures:

- Motion by Ryan Walker to approve the request. Seconded by Ken Smith. **Motion Fails.**
- Motion by Tom Nichols to approve the request for a gravel only connector if the connector was made necessary by the installation of the septic field. The necessity would be determined by the CC&R Inspector. Permission is revoked if action is not taken in six months. Seconded by Danny Pearce. **Motion Carries.**

3. Request 0708-09, Lot 972, 240 Shawnee Drive, Dannie and Doris Williams. Mrs. Williams requests reduction of a \$1,609.00 fine and payments arrangements. Nicole Clift and Robert VanGraafeiland presented information relating to the appeal. Mrs. Williams addressed the Board. After subsequent deliberations and in accordance with Board of Directors procedures, a motion was made by John Goodwin to reduce the fine to \$900.00 that could be made in three payments with the initial payment due February 1, 2009. Seconded by Tom Nichols. **Motion carries.**

4. Request 0708-9, Lot 1277C, 169 Winnebago Loop, Ellen and John Devaul (Dannell Patterson Estate). The Estate Trustee requests reduction or forgiveness of a \$485.00 fine. In the absence of the property owners, Nicole Clift, Robert VanGraafeiland, and Chief Umstead presented information regarding the request. After subsequent deliberations and

in accordance with Board of Directors procedures, a motion was made by Ken Smith to reduce the fine to \$250.00. Seconded by Danny Pearce. **Motion carries.**

5. Variance 0809-10, Lot 1412 C, 114 Big Horn Cove, Julia B. Strother and Lynn Strother Pullin. In the absence of the property owners, the Variance Hearing was deferred.

6. The Board continued in closed session.

- Robert VanGraafeiland presented information relating to the sale of Carriage Manor. No formal action was taken on the information presented.
- Robert VanGraafeiland presented information relating to three pending litigations. The Board directed the General Manager to ask the Insurance Company to have Board Counsel represent the POA in all three cases. If the request is denied, the General Manager is to ask that Board Counsel be accepted as Co-Counsel in all cases, at POA expense if necessary.
 - Given the sensitivity of the litigation, the General Manager will forward information regarding the cases to the Board President. The Board President will determine when and how the information will be reported to the Board.

7. The Board President announced a Budget workshop for February 18th.

Motion by Ken Smith to adjourn at 1:00 P.M. Seconded by Aimee Sharrett. **Motion carries.**

Kenneth V. Smith
Secretary