

LAKE HONDAH PROPERTY OWNERS ASSOCIATION
200 Hondah Blvd, BREVARD, NC 28712

Board Meeting

May 15, 2024

The meeting was held at Desmond Duncker's house at 5:00 pm at 401 Springwater. Ashley called the meeting to order at 5:00 pm. Rita seconded; all were in favor. In attendance were: Desmond Duncker (Treasurer), Rita Verlotta, (Secretary), and Ashley DeCoux (Assistant President), Kit Lemaire and Joe Lemaire have resigned from their board positions due to moving. Meeting was moved from May 8th due to illness.

Proposal was made by Desmond to review and accept meeting notes from the monthly meeting held on April 17, 2024, Ashley seconded; all were in favor.

New Business:

Financial Report:

Previous balance was \$43,143.09. Expenditures for the month include the following: \$585.00 for insurance, \$345.00 to Will for salt barrel removal and mowing, and \$40.80 for postage fees. Current checking account balance as of 5/15/24 is \$42,172.29. The Board currently has \$14,000.00 held in reserve for the bridge fund. Expected expenses this month will be \$2,600.00 for electric outlet at front entrance, \$275.00 for Will for mowing, and approximately \$38,000.00 for asphalt paving. Incoming assessments projected from annual dues will total \$18,000.00. Other expected income from the new housing assessment is \$852.00. Current outstanding assessment fees totalling \$402.00 are past due. The current available balance includes expected income/expenses. Total projected available balance is \$6,551.29. Desmond proposed that the budget and expenditures be approved. Rita seconded; all were in favor.

Preparation for Annual Meeting-continued:

The meeting will be scheduled for June 23, 2024 at 3:00 pm at Lakeview Park. In case of rain, the meeting will be held at Desmond's house, 401 Springwater Drive. The Board reviewed the Annual Meeting Agenda, the Annual Board Goals Summary Meeting Notes for the prior year of 2023-2024, and established new goals for the year 2024-2025. Desmond also emailed all new homeowners regarding volunteering for vacant Board positions.

Paving-update:

Mike at Pisgah Asphalt gave us an estimate of approximately \$38,000.00. This includes three long runs and completion of pothole repair throughout the neighborhood. Desmond proposed we approve this expenditure. Rita seconded; all were in favor.

Old Business:**Entrance Power:**

The electrical company (Complete Electric-Tom) job has been completed based on Heywood Electric's guidelines and has been approved by Heywood Electric. We will need to establish an account with them and then the meter can be installed.

EPA Regulation Request:

The Board will look into screen filters (trash guards) to place in front of the pipes leading from the pond to the lake. The new Board will need to look into the matter further.

Construction:

The Board will contact the new home builder regarding cleaning up the lot to keep it free of trash, repair the silt fencing, and determine a plan regarding paving repair. Desmond contacted the builder and silt fences were put in place. The Board will need to address this matter if and when the need arises.

The next monthly Board meeting will be held on 19th. Meeting will be held at 5:00 pm at Desmond's house at 401 Springwater.

Rita moved to adjourn, Desmond seconded; all in favor. The meeting ended at 6:18 pm.