

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

ANNUAL MEETING

July 11, 2021

The meeting was called to order by Desmond Duncker, acting President, at 4:00 pm at the home of Desmond Duncker & Tisha Allen, 401 Spring Water Drive.

Attendance was taken.

Those present in person were:

Desmond Duncker
Veronica Hast
Kit Lamaire
Rita Verlotta

Desmond gave everyone present a copy of the minutes from the last Annual Meeting held June 27, 2021. Veronica moved to accept as written, Rita seconded, all were in favor.

Review Current Officers & Board of Directors

- Desmond Duncker, Acting President & Treasurer
- 2020-2021 Board:
 - A. Rita Verlotta (2019-2022) Appointment 11/2020
 - B. Vacancy (2019-2022)
 - C. Kit Lamaire (2020-2023)*
 - C. Veronica Hast (2020-2023)* Appointment 07/2020

Appointment of Officers for 2021-2022 Board of Directors are as follows:

- A. Desmond Duncker, President and Treasurer
- B. Kit Lamaire, Vice-President
- C. Rita Verlotta, Secretary
- D. Assistant Treasurer: Veronica Hast

Annual Newsletter w/ Financial Report & Annual Minutes:

Desmond presented a copy of the Annual Newsletter. It will include a list of new officers. Newsletter will also include a copy of the current Financial Report for the fiscal year 7/1/2020-6/30/2021. Current balance: \$ 36, 527.63.

Financial Report to include letter of reminder regarding current balances owed by homeowners along with a copy of covenant section regarding association fees and possible payment interest that will accrue at 1% per month as defined by the bylaws.

Veronica Hast will be added as an account signer for United Community Bank for the LHPOA.
_____ will be removed as an account signer.

All reports, bank statements, etc. are sent via email to property owners and are available on Lake Hondah website.

Rita moved to accept as written, Kite seconded, all were in favor.

Old Business:

- Paving: We will have funds to complete some larger runs of pavement this year versus patching. Homeowners will also be provided with information via newsletter on how to request road paving throughout the neighborhood. (see newsletter). Paving (as of this meeting) to begin in September.
- Pond: New contact information was given for 2 possible additional contractors. Veronica will contact one and Desmond the other for estimates for sluice gate raising and pipe changes, as well as bridge maintenance.
- Liens: One lien is filed and 4 will be updated and filed by 8/1/2021. Desmond to take on lien into foreclosure this year since the property owner has not paid since 2008. The Board is looking for recommendations for lawyers that have experience with foreclosure proceedings.
- Front Entrance: Cleanup. Rita will speak to Will regarding trimming back around the entrance and around the retaining wall. The Decoration Committee will continue to complete some seasonal decoration of the front entrance.
- LHPOA contact public list: Rita will complete a survey to determine if any/what homeowner information will be appropriate to share with others in our community.

New Business:

- Road Cleanup: Board discussed shrubbery in the road and maintenance of roads in general. Discussion of the LHPOA providing a trimming service to maintain shrubbery was discussed. However, billing would be based on individual property needs, thus fees would vary. Rita felt people would need to know what the cost would be prior to initiation of services. Board will discuss this issue again at the next meeting. No decision was made.
- Discussion of hiring a handyman for misc. jobs were discussed. No decision was made.
- Increased mowing of common areas in summer in order to maintain lower grass height was discussed. Desmond will look into costs for this.

- Veronica will paint new arrows on the pavement once paving is completed in the fall.
- Rita and Kit discussed having a neighborhood social. This will be discussed further at the next meeting.

At 5:10 pm, Desmond moved to close the meeting. Rita seconded, all in favor.