

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

Board Meeting

December 4, 2024

The meeting was held at Leticia Allen's house at 5:00 pm at 401 Springwater. Ashley called the meeting to order at 5:02 pm. Rita seconded; all were in favor. In attendance were: Ashley DeCoux (President), Desmond Duncker (Treasurer and non voting member), Rita Verlotta (Secretary) via Zoom, Leticia Allen (Board Member), Raymond Jacques (Board Member), via Zoom, and Ken Brown (Assistant President). The November meeting was cancelled due to emergency illness.

Proposal was made by Ashley to review and accept meeting notes from the monthly meeting held on October 16, 2024. Desmond seconded; all were in favor.

New Business:

Financial Report:

Previous balance was \$17,826.65. Expenditures for the month include the following: Will Murr Fall cleanup, salt barrel placement, and large tree removal will total \$1,135.00. Current checking account balance as of 12/4/24 is \$16,581.42. The Board currently has \$14,000.00 held in reserve for the bridge fund. Current outstanding assessment fees totalling \$1,808.00 are past due. Desmond proposed that we notify the 3 homeowners who have outstanding balances. Ken seconded. Incoming monies totaled \$0. The current available balance includes expected income/expenses. Total projected available balance is \$4,389.42. Ashley proposed that the budget and expenditures be approved. Ken seconded; all were in favor.

Dam and Pond Status:

The Board will contact contractors for repair of the pond to lake repair. The dam has failed on the shoreline due to trees falling along the shore. Ray will get bids in the spring to repair the shoreline. The Board reviewed previous contractors who completed the work and will work on getting additional bids for the job.

Map of Development:

Desmond shared an updated map of the development showing home placement. Houses in white are to be built.

Storm Cleanup:

Desmond also reached out to Will regarding cutting and removal of the tree that fell at Lake Pointe Park, blowing the roads, and putting out the salt barrels for winter.

Lot 17-D-Laurel Valley Lane:

Desmond proposed that we send an informational inquiry regarding the new build on Laurel Valley to check the status of his building plan. Ashley will email him to check in.

Old Business:

Construction:

The Board also wants them to fill the drainage system hole at Lake Pointe. He did not have permission to leave a hole in the park. The Board would like the builder to repair the hole and reroute the water from/or under the park. Desmond proposed that we build a trench from the road to the lake and cover it up and fill in the hole. The Board has repaired the road. The Board will write a written request that the builder repair the common area by possibly continuing the drainage pipe to an underwater level to drain into the lake unseen. Desmond will write the letter and send it to the Board for approval prior to sending it to Ryan.

Mailboxes:

Desmond placed the posts for the new section of mailboxes. He will add a flat surface above the current mailboxes. Desmond proposed that some boxes be moved to the new section being built. Desmond proposed that we could temporarily mount their boxes without damaging homeowners property and will also request the post office approve of the change in address order. This would place some of the individual boxes together in one section. The Board would also like to put them in numerical order and street order and leave blank spaces for additional boxes with post office approval.

Snow Plowing:

Rita received a plowing estimate from Josh Wright for \$350.00 per hour. The homeowners will be responsible for salting the roads themselves. The Board voted and approved the contract, Desmond will contact Josh and let him know.

The next monthly Board meeting will be held on January 15th, at 5:00 pm at Leticia's house. Ashley moved to adjourn, Ken seconded; all in favor. The meeting ended at 5:58 pm.