

LAKE HONDAH PROPERTY OWNERS ASSOCIATION

200 Hondah Blvd, BREVARD, NC 28712

**Board Meeting
March 24, 2022**

The meeting was held at Desmond Duncker's house at 5:00 pm at 401 Springwater. Kit called the meeting to order at 5:20 pm. Rita seconded, all were in favor. In attendance were Kit Lamaire (President), Desmond Duncker (Vice President and Treasurer), Rita Verlotta, (Secretary). Veronica Hast, (Assistant Treasurer) was unable to attend.

Proposal was made by Desmond to review and accept meeting notes from 02-17-2022. Rita seconded; all were in favor.

Old Business:

Financial Report:

Previous balance was \$31, 014.65. Expenditures since February included the following: Priority mail of \$26.85. Assessment payments received totaled \$560.09 including 2 installments from Angie Holliday and full payment by Richard and Gretchen Jacques. Leaving us a balance of \$31, 547.89. Currently there are outstanding balances for unpaid assessments totaling \$13, 704.39. Desmond proposed the budget be accepted, Kit seconded; all were in favor.

Status of new lever for pond gate:

Handle/lever is completed for the new pond gate.

Paving Status:

Paving will be scheduled for the spring. Desmond stated that we have not had any contact from Pisgah Paving. Kit had a second contact for paving and shared the information with the Board. Desmond will send an email regarding when we can expect paving to begin. Prior to paving beginning, the Board will provide updated information regarding patching and runs.

Snow Plowing:

The Board discussed final thoughts on the current service contract with Chris. JK Enterprises proved to be a reliable back-up and may become our primary service for plowing. JK Enterprises will be contacted for a proposal in the fall. The Board will ask Jose if he is available to salt the roads instead of JK or Chris. The Board is also considering storing salt for future needs.

Speed Limits:

Veronica has concerns regarding the speed limit near her house. Veronica would like to limit the speed to be decreased to 10 mph. She would also like us to add a newsletter reminder regarding the current speed limit in the area. The Board questioned if there is any difference in stopping distance and/or increased safety when comparing 10 mph or 15 mph. Would a change of speed make a difference in people's speed in general? Should we develop penalties for speeding via the Board? Do we want 3 speed limits within our development? Board will discuss this further at the next meeting.

New Business:

Mailboxes:

Board needs to address the need for new mailboxes and proposed renovation of the existing mailbox structure. Currently, we have 1 mailbox available and 2 new houses. Desmond proposes that we build a new structure for our mailboxes with a package cubby in the center for residents. We would also renumber mailboxes by street. Additional spaces would be available for new home construction. Rita seconded the motion. This can potentially be a community project. Desmond will ask Don if the new homeowner can use his old mailbox for the time being. All were in agreement.

Correspondence:

Sandy Roberts emailed Desmond regarding traffic on Tranquilite Road near Half Moon. Traffic continues to go the wrong way even though there are two signs. The painted road arrows have faded due to paving and time. There is also a blind corner where a person may not realize that traffic is one-way. The Board will determine if we need to add a one-way/do not enter sign for this road. Veronica will paint new arrows as soon as the weather warms up.

Auto Books:

Auto Books is a software system that would give the Board the ability to send invoices via email and pay homeowner fees online. Desmond proposed that any software processing and/or usage fees are absorbed via a charge when homeowners utilize the service. Desmond will get more details and report to the Board total costs at our next meeting.

Short term rentals:

There is currently no restriction in our bylaws regarding short term rentals. Currently, the rules state that there is only one residence allowed per lot. If an individual resident wants to rent either short or long term; there are currently no rules in place that prohibit them from renting. The Board will review short term rental practices and discuss it further at the next meeting. Kit will research what other HOA's do regarding this matter.

Annual Meeting & Elections:

Annual meeting to be held on June 26th at 3:00 pm at Lake Pointe Park with a rain/makeup day on July 10th. Rita's term as secretary ends in June. She will be eligible for election for the secretary position in June. Desmond proposed that we send out requests for the nominations via the newsletter, Kit seconded, all were in agreement. Rita will review costs of a 20-25 person tent for the meeting. This will be discussed further at our next meeting.

Permission for greenhouse-Verlotta:

Rita Verlotta proposed to add a 8x10 greenhouse at the top of her property. Bylaws state that the greenhouse or shed can be constructed on the same lot or an adjacent lot. Desmond moved to approve the proposed greenhouse. Kit seconded.

Next board meeting will be at Kit's house at 5:00 pm on April 21st, 2022.

Rita moved to adjourn, Desmond seconded, all in favor. The meeting ended at 7:23 pm.