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

Board Meeting

April 5, 2023

The meeting was held at Kit Lemaire's house at 5:00 pm at 195 Springwater. Kit called the meeting to order at 5:19 pm. Rita seconded; all were in favor. In attendance were: Desmond Duncker (Vice President and Treasurer), Rita Verlotta, (Secretary), Joe Lemaire, (Assistant Treasurer), and Kit Lemaire (President).

Proposal was made by Desmond to review and accept meeting notes from the monthly meeting held on March 8, 2023. Kit seconded; all were in favor.

New Business:

Financial Report**:**

Previous balance was $27,998.24. Expenditures since March included the following: $330.00 to Transylvania County Clerk of Court, $585.00 State Farm for insurance, $21.39 for envelopes and printer paper, and $63.00 for stamps. Currently, the outstanding balance for unpaid assessment totals $5,410.32. This is for property 4 P1 S1 (Blue Ridge Investments). Closing balance as of 4/5/23 is $19,838.85. This amount is exclusive of the $7,000.00 held in the "Bridge Repair" fund and $160.00 for Will Murr for salt barrel removal and limb cleanup. Current checking account balance is $26,998.85. Desmond proposed that the budget be approved, Kit seconded; all were in favor.

Foreclosure Status:

Court filing has been completed and a court date has been set for foreclosure on property 4 P1 S1 (Blue Ridge Investments) on April 26th at 2pm.

Assessments:

Julieanne Hogarth purchased Lot 10 A from Raymond Jaques. Desmond has contacted her in order to welcome her to the neighborhood and get her current contact information.

Homeowner Contact Information:

Desmond is in the process of contacting new members for their contact information.

Mowing:

Schedule was approved by the Board. Will may need to start a few weeks earlier this year.

Parks/Lake:

The Board notified Don that adirondack chairs could not be placed there permanently unless they are available for everyone to use; or they would need to be removed when he was finished using them. Don removed the chairs from the park.

Annual Meeting Schedule and Notice:

Annual meeting will be held on June 25, 2023 at 3:00. Location to be determined at the next meeting.

Review of Current Covenants:

Board reviewed current Bylaw changes to be revised as of July 1, 2023.

Additional changes need to be made to the Declaration of Restrictive Covenants with regard to the second paragraph referring to "Exhibit A" and "Exhibit B". These sections refer to in the original owners who are no longer in residence (Exhibit A) and a description of the 3 sections of this development according to original land surveys of all tracks of properties. (Exhibit B). Desmond proposed that we refer, from this point on, to " Exhibit A" as the current updated version map of Lake Hondah subdivision. Rita seconded; all were in favor.

Desmond proposed that we put the changes proposed on the website and a summary of changes will be sent via USPS with a cover letter. Joe seconded; all were in favor.

Joe proposed that we meet next week to complete the mailer for community members regarding the Covenant and Bylaw proposed changes. Desmond seconded; all were in favor. Meeting was set for Wednesday the 12th April at 5:00pm at Kit's house at 195 Springwater.

The next monthly meeting will be determined on 4/12/23.

Desmond moved to adjourn, Rita seconded, all in favor. The meeting ended at 6:23 pm.