



LAKE HONDAH PROPERTY OWNERS ASSOCIATION

200 Hondah Blvd.

BREVARD, NC 28712

ANNUAL MEETING

June 23, 2024

The meeting was called to order by Ashley DeCoux, Vice President, at 3:05 pm at Lake Pointe Park. Rita seconded; all were in favor.

In attendance were: Desmond Duncker (Treasurer),
Rita Verlotta, (Secretary) and Ashley DeCoux (Vice President).

Also attending in person were the following:

Raymond Jacques	Ken Brown	Chris Jonic
Johnny DeCoux	Gordy Roberts	Marty Whalen

Proposal was made by Desmond to review and accept meeting notes from June 25, 2023. Ashley seconded; all were in favor.

President's Message:

Ashley DeCoux (Assistant President) reviewed the successes of the past year. Including the following:

Successes of the prior Year:

- Additional funding for a new bridge. (\$14,000 in reserve)
- Present a balanced budget.
- Restock of grass carp, bluegill, and minnows into the lake. (2 times).
- New Snow Plow contract with a new vendor for Winter 2023-2024
- Complete the cleaning of the encroaching debris and overhanging leaves on the roads of Lake Hondah.
- Planting of eighteen (18) trees around TJ Wilson Lake.
- Additional paving and patching of roads. (ongoing). Current Status:
- Maintenance of front entrance.
- Additional painting of street arrows, addition of 3 new exit signs and 4 one way signs.
- Completed dredging of the first pool by the upper pond.

- Repair of one bench at Lake Pointe Park.
- Added power to the front entrance and installed an entrance light.

Ashley DeCoux, (Assistant President) also reviewed the Boards goals for next year.

Goals for the Next Year:

- Restock of grass carp, bluegill, and minnows into the lake.
- Look into costs for the lake filtration system.
- Renew snow plow contract for winter 2024-2025.
- Complete the cleaning of the encroaching debris and overhanging leaves on the roads of Lake Hondah. (Fall)
- Add lake signage and additional rules signage. Including weight and height of the wooden bridge.
- Cleanup & Maintenance for the front entrance (weeding, new flowers & plants).
- Repair/clean grills at lake parks.
- Repair and or rebuild the fire pit. Addition of fire pit at Lake Pointe Park.
- Potentially redesign and/or add additional mailboxes for new homes.
- Install storage shed for salt barrels.
- Additional pruning of trees and removal of dead trees. Especially on the main road.
- Maintenance of the silt pond so the water doesn't go around the barrier which should be above the water level.
- Trimming of the cyprus tree by the front entrance.
- Review of impact fees for new homes being built.

Review Current Officers & Board of Directors:

A. Ashley DeCoux (Ass. President)	(2023-2026)
B. Desmond Duncker - VP/Treasurer	(2021-2024)
C. Rita Verlotta (Secretary)	(2022-2025)
D. Vacancy	(2024-2027)
E. Vacancy	(2023-2026)

Election:

Desmond explained proxy voting. A proxy is not a ballot: Under NC law you can't have absentee voting for a POA. Proxies were sent to members who could not attend the meeting; which enabled them to assign their vote to another member. Rita handed out ballots; which have the homeowners' names on them and have a tear-off section, so that the vote will be anonymous.

Proxy holders, who were present, received the ballots that they were assigned; in order to act as the agent for homeowners not in attendance.

Request for nominations was made. Members nominated must be present. Ken Brown was nominated. Raymond also volunteered to be on the Board. Gordy also was nominated by Raymond for the 3 year term.

All Individuals present voted & inserted their tear-off ballots into the designated voter ballot box. Rita then called the vote closed. Rita collected the votes from the Ballot Box and then began tabulating the votes.

Annual Treasurer's Report:

Desmond then gave the Annual Treasurer's Report: See attached Treasurer's summary & report.

Old Business:

Paving update: Paving has not been completed for this summer.

Power installation to entrance.

Tree planting

Mowing for year 2023

Updated property owners list for 2024

New Business:

Review of annual snow plowing contract.

Review of maintenance contracts for Will will continue for the next year.

Park signage.

Reserve funds for the new bridge will be put on hold due to rising paving costs.

Grill and fire pit clean up and fire pit installation.

Additional mailbox spaces.

Storage for salt barrels.

Lake filtration system/how to increase aeration.

Desmond reviewed the names and addresses of new home and property owners.

Raymond questions the restocking of the lake with regard to the cost and usage by property owners.. Desmond explained that the fish not only helped with the overall health of the lake; it is also an amenity for our neighborhood. Gordy questioned the cost of cleaning road debris and overhanging branches and on the roads of Lake Hondah. His concern is that it is the homeowners responsibility to clean 3 feet off the roadways and overhanging branches. Desmond explained that with regard to the properties that are undeveloped that people are not present to clean debris, thus the LHPOA has contracted will to do this cleanup with a minimal cost. Raymond questioned

the placement of trees at Lake Pointe Park that will eventually block the view of the lake of the new home being built. Rita explained that the trees were placed to help with erosion and to replace trees that had to be removed around the lake. Gordy questioned the dredging of the upper pond and that a barrier needs to have a way for water to flow around it. Desmond will discuss with Will regarding this matter. Gordy also questioned the cost of providing electricity to the front entrance. Desmond and Rita explained that the Board wanted to provide electricity to highlight our signage, provide a way to use lighting at Christmas and that the Board would be installing a camera to monitor the entrance. Chris added that it would be good if the camera could also monitor the mailboxes. The Board will attempt to install the camera in such a way as to monitor the entrance and mailboxes.

Chris also brought up that the impact fees that we currently charge are not enough when building a new home.

New goals were added to the Boards yearly agenda for 2024 to address additional pruning of trees and removal of dead trees; especially on the main road, maintenance of the silt pond so the water doesn't go around the barrier which should be above the water level, trimming and/or removal of the cyprus tree by the front entrance, and reviewing the impact fees for new homes being built in the neighborhood.

Election Results:

Rita reviewed and reported the results of the Election: Ken Brown was written in as a Board member with 9 total yes votes out of 12 possible votes from members present at the meeting and via proxy. Raymond received 7 yes votes, and Gordy received 2 yes votes. The voting results represented a quorum and Ken and Raymond were elected to the Board. Therefore, Ken is elected to a 3 year term starting in 2024 and Raymond is elected to a 2 year term starting in 2024.

Ashley proposed that we adjourn the Annual Meeting and begin a short meeting of the new Board to propose and confirm new Officers for President, Vice President, Secretary, Treasurer and Assistant Treasurer for the 2024-2025 of Lake Hondah Board. Desmond seconded, all in favor.

The meeting ended at 4:24 pm.