

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

Board Meeting

May 26, 2022

The meeting was held at Desmond Dunker's house at 5:00 pm at 401 Springwater. Kit called the meeting to order at 5:02 pm. Desmond seconded; all were in favor. In attendance were: Kit Lemaire (President), Desmond Duncker (Vice President and Treasurer), Rita Verlotta, (Secretary) and Joe Lemaire, (Board Member).

Proposal was made by Desmond to review and accept meeting notes from 04-28-2022. Kit seconded; all were in favor.

The Board was informed via email on May 17, 2022, that Veronica Hast would be resigning from the Board effective immediately. Desmond proposed, via email, that Joe Lemaire replace Veronica. Kit seconded; all were in favor. Thus, Joe Lemaire was unanimously voted to serve as a Board member.

Old Business:

Financial Report:

Previous balance was \$33, 409.03. Expenditures since April included the following: UPS mail of \$8.95, Check for Joe Lemaire for entrance improvements of \$62.33, Walmart for office supplies of \$72.16, and a payment of \$327.50 for Will Murr (mowing and trimming). Payment for April/May from Angie is outstanding at this time. Leaving us a balance of \$32,783.99. Currently there are outstanding balances for unpaid assessments totaling \$11,778.03. Desmond proposed that the budget be approved, Kit seconded; all were in favor.

Paving Status:

Paving is scheduled for the first week of June. Rita and Desmond completed a new map with runs and potholes marked for Pisgah Paving and sent it to Mike on the 25th of May. Final estimate for service \$12,315.00 plus pothole repairs. Desmond will contact Mike regarding any extra charges/services/runs that could also be completed when he comes. A Board member will meet Mike when he arrives.

Jose will come next Tuesday and he will focus on Jeep Rd. to prepare for paving runs.

Mailboxes:

A new box is needed for the house at 135 Half Moon. Currently, we have two options.

1). Put a new box on a post 2). Lake Hondah mailbox could be available to share temporarily until the new Board is in place to discuss expansion of the mailboxes. Desmond will contact the new owners when the house sale is completed.

Annual Meeting Preparations and Elections:

Online Proxy: Desmond proposed to send a follow-up letter regarding new instructions for completing the proxy online. Rita seconded; all were in favor.

Online Payment Options: Desmond showed the Board how an online payment service could be utilized via PayPal. The downside of this convenience is that each transaction will incur 3.25% service charge. Desmond will create a store with lot and house dues separated per transaction. Kit seconded; all agreed.

Agenda for Annual meeting: Desmond proposed an Agenda for the Annual Meeting. Rita seconded; all agreed.

Date for Annual Notice and Dues Information:

Annual notices and dues information were sent on May 16th. Reminder notices will be sent via Desmond on May 31, 2022.

Road Markings (arrows):

Desmond proposed that we remove the two-way signs on Springwater and put the one-way sign back up. Rita seconded; all agreed. We did receive a request for arrows on Tranquillite. Arrows will be completed by Desmond after paving is completed.

New Business:

Private Community sign at entrance:

Sharon Hall requested that we look into having a private property sign at the Lake Hondah entrance due to an increase in foot traffic and people driving through the neighborhood. Rita proposed a sign at the front of the entrance. Kit seconded; all agreed. The Board reviewed possible signs and agreed on one. Rita will order the sign and get reimbursed.

Correspondence:

Denise and John Keay and Kathy A. Thomas requested that the Board review the Covenants regarding Temporary Residence on-site during home construction and the acceptance of Prefab/Modular homes within Lake Hondah. Desmond reminded the Board that any changes to Covenants and/or By-Laws must be voted on by homeowners and have a member majority to pass. This process would take longer to complete than the current Board is in session.

Thus, the new Board will need to review this issue. Rita will send correspondence via email.

Signage:

Desmond proposed that we look at adding a sign for identifying Lake Pointe Park. Decision will be deferred until the new board meets.

We will meet for a Board meeting run through for the Annual meeting at Desmond Duncckers on Tuesday June 21st at 5:00 pm.

We will meet at Lake Pointe Park or Desmond's garage (in case of rain) on the 26th of June at 3:00 pm for the Annual Board Meeting.

Rita moved to adjourn, Desmond seconded, all in favor. The meeting ended at 6:50 pm.