

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

Board Meeting

August 21, 2024

The meeting was held at Leticia Allen's house at 5:00 pm at 401 Springwater. Ashley called the meeting to order at 5:07 pm. Rita seconded; all were in favor. In attendance were: Ashley DeCoux (President), Desmond Duncker (Treasurer and non voting member), Rita Verlotta (Secretary), Ken Brown (Assistant President, Leticia Allen (Board Member). Raymond Jacques (Board Member) was absent due to a medical issue.

Proposal was made by Ashley to review and accept meeting notes from the monthly meeting held on July 17, 2024. Rita seconded; all were in favor.

New Business:

Financial Report:

Previous balance was \$53, 880.67. Expenditures for the month include the following: \$275.00 for Will for mowing, \$33.31 for Haywood Electric, \$37,470.00 for Pisgah Paving, and an additional \$53.75 to Haywood Electric. Current checking account balance as of 8/21/24 is \$18,157.61. The Board currently has \$14,000.00 held in reserve for the bridge fund. Expected expenses this month will include the following: Mowing fee to Will for \$275.00. Current outstanding assessment fees totalling \$1,808.00 are past due. Incoming monies totaled \$2,109.00. The current available balance includes expected income/expenses. Total projected available balance is \$5,690.61. Desmond proposed that the budget and expenditures be approved. Ken seconded; all were in favor.

Pond Growth:

There is currently an unidentified plant growing in the upper pond. It does not appear to be "floating heart," which was successfully treated by NC state in the past. Desmond will contact Jared Driscoll at NC state and send pictures regarding the growth in the upper pond.

Dam Failure:

There appears to be a leak at the bottom of the pipe that controls the flow from the upper pond to the lake. The Board determined that we would need to let the pond drain to a lower level and contract excavator contractors to provide estimates for the pipe repair. Ashley will send out a neighborhood notice to let everyone know that we are aware of the problem and have a repair plan in the works.

Paving-update:

All paving is completed for this year.

Thinning of Bushes: Ken proposed that we clean up and thin bushes at the common areas near the upper pond which is part of the LHPOA land. This would be an area of approximately 30 feet in length near the wooden bridge. The Board will review the area in the spring and determine if additional thinning of the area is needed.

Yearly Board Goals:

Rita presented everyone with an updated list of this year's Board Goals for 2024-2025.

Old Business:

Construction:

The Board contacted the builder to determine a plan regarding paving repair. The silt fences were redone and placed in the park. The Board feels that the fencing is too near to the lake. Ken will ask them to move the silt fence closer to the road. The Board also wants them to filter the sediment if possible prior to entering the lake. The Board will also address the builder parking their dumpster on LHPOA community property. Ken will contact Ryan regarding the placement of the dumpster on community property. He did not have permission to place the dumpster at that location.

The next monthly Board meeting will be held on September 18th, at 5:00 pm at Leticia's. Ashley moved to adjourn, Leticia seconded; all in favor. The meeting ended at 6:00pm.