

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

ANNUAL MEETING
June 26, 2022

The meeting was called to order by Kit Lemaire, President, at 3:02 pm at Desmond Duncker's at 401 Springwater. Joe 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).

Also attending in person were the following: Marty and Jill Whalen & Tisha Allen

Proposal was made by Desmond to review and accept meeting notes from 07-11-2021. Rita seconded; all were in favor.

President's Message:

Kit Lemaire, President, reviewed the successes of the past year. Including the following:

Completion of pond renovation	Payment of Dues via online
Lake reinforcement	Liens Filed on delinquent property
Pond dam reinforcement with concrete	Clearing of roads/trimming branches
Installation of a new sluice gate lever	Cleanup & Maintenance of entrance
Lake breach repair	Refresh of 15mph. signs
Paving was completed with multiple runs	Creation of online proxy form
Welcome gifts for new neighbors	

Review Current Officers & Board of Directors:

2020-2021 Board:

A. Rita Verlotta – Secretary	(2019-2022)* 1 Year Appt.
B. Joe Lemaire-Asst Treasurer	(2019-2022)* 2 Month Appt
C. Kit Lemaire-President	(2020-2023)
D. Desmond Duncker-VP/Treasurer	(2021-2024)
E. Vacant	(2020-2023)

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. Online proxy voting was also available for members. 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. No one was nominated. 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:

2 new homes have been completed. We welcomed 2 new Homeowners for 2021-2022.

Paving update: Paving has been completed for this summer with major runs on Jeep Rd., Springwater Dr., and Hondah Blvd. Many potholes were also filled.

We are currently completing processes for 2 outstanding liens.

Desmond will be painting arrows and will be completed in July. Jill Whalen offered to help with painting.

New Business:

The Board will conduct community session(s) and or surveys regarding any covenant and/or bylaw changes.

The Board will discuss holding a social event for members prior to October 2022.

Removal of the dead tree in the median on Hondah Blvd., and look at a possible tree replacement (possibly a PawPaw).

The Board will begin a "bridge fund" for replacement of the bridge on Lakeview Dr.

Signage for Lake Pointe Park.

Possible mailbox renovation.

Review of annual snow plowing contract.

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

Election Results:

Rita reviewed and reported the results of the Election: Rita received 15 votes, there were no write-ins. Rita, therefore, is elected to a 3 year term starting 2022.

Joe received 15 votes, there were no write-ins. Joe, therefore, is elected to a 3 year term starting 2022. The voting results represented a quorum and both Rita and Joe were elected to the Board.

Desmond proposed 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 2022-2023 of Lake Hondah Board. Kit seconded, all in favor.

The meeting ended at 4:10 pm.