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

Board Meeting

July 21, 2022

The meeting was held at Rita Verlotta's house at 5:00 pm at 34 Hondah Blvd. Desmond called the meeting to order at 5:08 pm. Rita seconded; all were in favor. In attendance were: Desmond Duncker (Vice President and Treasurer), Rita Verlotta, (Secretary) and Joe Lemaire, (Board Member). Kit Lemaire (President) was unable to attend due to illness.

Proposal was made by Desmond to review and accept meeting notes from the Annual Meeting held on June 26, 2022. Joe seconded; all were in favor.

Old Business:

Financial Report**:**

Previous balance was $20, 969.30. Expenditures since June included the following: Venmo test-$300.00 which was returned to our account, Walmart-$10.55, reimbursement check to Rita Verlotta for signage-$74.56, $240.00 for Jose Gonzalez for road cleanup and a payment of $550.00 for Will Murr (mowing and trimming). Incoming payments for June included assessments totaling $17,213.01; including a payment of a lien was also paid of $9, 308.43. Currently there are outstanding balances for unpaid assessments totaling $3,235.60. Desmond will send a certified letter of final notice for the unpaid assessment. Currently there are 4 people with outstanding balance of assessment fees for this year. Desmond proposed that the budget be approved, Rita seconded; all were in favor. Closing balance as of 7/21/22 is $37,282.20. Balance including expected income and expenses is $37,007.20.

Desmond discussed and proposed that the financial report be updated to reflect the current financial year versus the Annual Board Meeting date. Joe seconded; all were in favor.

Paving Status:

Desmond will check with Mike at Pisgah Paving to fill the potholes at the entrance.

Mailboxes:

A new box was placed for the house at 135 Half Moon. The Board moved mailboxes closer together to make room for the new box. Desmond and Joe will work on completing support for the box during the next week when the homeowner has the new mailbox.

Road Markings (arrows):

We did receive a request for arrows on Tranquilite. Arrows will be completed by Desmond after paving is completed. Desmond will ask Jill to assist when weather permits.

New Business:

Snow Plowing estimates:

Desmond will contact our second plowing person for a plowing estimate, but we may need to store and put salt out ourselves, thus relying on Jose to salt the roads in order to occur less expenses.

Signage:

The board is proposing a new sign for Lake Pointe Park. Rita will get some estimates to present to the Board at the next meeting.

Dead Tree Removal:

Joe is getting estimates for the tree in the median on Hondah Blvd. as well as look at any other trees that need to be removed in the common areas. He will let the Board know the estimates prior to work beginning. He will also contact Will regarding a branch that needs to be removed on Springwater. Desmond will check the branch and determine if the Board or the homeowner is responsible for removal. We will contact the homeowner if the branch is too large for us to remove without costs incurring.

Bridge Estimates:

Desmond proposed that the Board will begin a "bridge fund" for replacement of the bridge on Lakeview Dr. The Board estimates that the replacement will cost between $25,000 to $30,000. The total to be placed in the fund for this year will be $7,000.00 to be matched yearly until we have the total for repair. If the bridge requires repair prior to the total amount being saved; the Board will use the fund to offset the total cost of the bridge replacement. Rita seconded; all were in favor.

Review of current covenants:

The Board reviewed all of the current HOA covenants for clarification and modification suggestions. The Board also discussed if there is a need for adding new covenants for enforcement procedures and long and short term rentals. It was also noted that we need to add common use area rules to the covenants. The Board still needs to determine how to gather homeowner participation and input regarding covenant changes.

The next meeting will be held on August 25th at Kit Lemaire's house at 5:00 pm., at 195 Springwater.

Rita moved to adjourn, Joe seconded, all in favor. The meeting ended at 7:02 pm.