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

Board Meeting

August 23, 2023

The meeting was held at Joe Lemaire's house at 5:00 pm at 195 Springwater. Joe called the meeting to order at 5:06 pm. Rita seconded; all were in favor. In attendance were: Desmond Duncker (Treasurer), Rita Verlotta, (Secretary), Joe Lemaire, (President), and Ashley DeCoux (Assistant Treasurer).

Proposal was made by Desmond to review and accept meeting notes from the monthly meeting held on July 12, 2023, Ashley seconded; all were in favor.

New Business:

Financial Report**:**

Previous balance was $46,942.45. Expenditures since July included the following: Check to Will Murr include $275.00 for mowing. Current checking account balance as of 8/23/23 is $46,667.45. The current available balance includes expected income/expenses. The Board currently has $14,000.00 held in reserve for the bridge fund. Seven outstanding assessment fees totaling $2,209.00 are past due. Total available balance is $36,580.45. Desmond proposed that the budget be approved, Rita seconded; all were in favor.

Correspondence:

The Board received a request for approval of building plans from Going Green Builders (Ryan Jacques) for Lot 10A (Phase 2 Section 1) for John and Julie Hogarth. Desmond will check with Ryan regarding the placement of the house near the neighboring lot. The Board reviewed the proposed plans and determined that the house plan meets Board requirements. Desmond proposed that we approve the plan, Joe seconded; all were in favor.

The Board received correspondence from Ken Brown regarding access and maintenance to Lots 8a and 8b which are on Rainbow View Rd. This road was never completed. Documentation indicates that this road was to be used as an access driveway to the homes on those lots and therefore will not be maintained by the association. He also had questions regarding heavy truck traffic on the wooden bridge. Desmond directed him to have any large trucks drive via Spring Water to bypass the wooden bridge. He also asked about trimming some rhododendrons to open up the view. Desmond informed them that there are no rules regarding the trimming of shrubbery and that the concern of the Board is removal of old growth trees. He also advised Ken that tree removal should be discussed when we have an accurate plan of the home site because there are exceptions for tree removal when completing new construction.

Old Business:

Pond stocking:

We will be ordering additional fish for stocking of the lake. Desmond proposed that we purchase additional minnows (20 lbs.) and grass carp (20). This would total $470.00. Joe seconded; all were in favor.

Bank/ shoreline repair on right side of concrete bridge:

The Board notified Adam and Megan Stickley, Lot 3D, regarding the repair of the rock retaining wall on the other side of the concrete bridge. They fixed the bank. We will keep an eye on the repair that was done and let them know if any additional repairs need to be made.

Snow Plow Contract:

The Board will begin calling contractors for bids for snow removal for the winter 2023-2024. Rita will begin calling for bids.

Pavement:

Desmond proposed that the Board begin paving/patching potholes. The Board would then complete longer runs in the spring of 2024. Rita seconded; all were in agreement.

Leaf and Branch Removal:

Desmond proposed that we use Will to complete leaf removal and overhanging branches as well as place the salt barrels. Joe seconded; all were in agreement.

Arrows on road:

Desmond will look into getting arrows painted on the road or placing two additional one way signs on Jeep Rd. One at the entrance off of Hondah Rd., and one near Adam and Megan Stickley's house.

Replace/Repair benches at Lake Point Park:

Wood needs to be replaced on the benches. Desmond and Joe will look into replacing the wood on the benches.

Trimming and tree support removal on Hondah Blvd.

Joe will contact Will when he comes the next time and Rita will review some bush trimming and removal of tree supports on Hondah Blvd.

The next monthly Board meeting will be held on September 20, 2023. Meeting will be held at 5:00 pm at Joe's house at 195 Springwater.

Desmond moved to adjourn, Joe seconded, all in favor. The meeting ended at 6:38 pm.