

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

Board Meeting
September 16th 2025 5:30PM
401 Spring Water Dr, Brevard NC 28712

Attendance:

Desmond Duncker (President)
Ashley DeCoux (VP)
Frank M Kralik
Raymond Jacques
Don Narup (Treasurer)

Meeting Minutes

Approval of Meeting Minutes and Online Access Instructions

The clarity of the prior meeting minutes with the use of the Plaud recorder was emphasized, although a few corrections were noted. A motion to approve the minutes was made and seconded, leading to unanimous approval. Instructions on how to access the minutes and financial reports on LakeHondah.com were also provided.

Monthly Financial Review and Approval

The financial report was reviewed. Discrepancies in the processing dates were pointed out. After discussion, the financials were approved unanimously.

Infrastructure Priorities

Glenn Strickland from Carolina Mountains Property Improvements came today. He was given a list of items to propose in order of priority:

1. The critical repair of a concrete bridge to prevent collapse was given first priority.
2. Then , paving Lakeview and Spring Water roads, noting that John Hogarth is providing funding for this project.
3. Edging the road on Tranquilite & Spring Water
4. Patching the potholes around the entire development.
5. Propose a Snow Plow contract for this winter.
6. Proposal for a barrier for safety concerns regarding a ravine at Woodchuck & Laurel Valley.

Awaiting Glenn's quotes for this work.

Additional erosion issues that need addressing were discussed.

Issues with delivery trucks speeding and damaging the shoulder of Hondah Boulevard were discussed. It was explained that heavy trucks are primarily responsible for road damage during construction, and it was suggested that making the road wider could alleviate some

of the problems. The idea of widening the road at the corner of Hondah & Lake View to accommodate larger vehicles was supported.

Monitoring salt barrels for winter preparation.

Will will be asked to check the salt barrels to ensure they have enough salt and are not leaking.

Grass Maintenance and Acorn Discussion

The grass maintenance issues experienced this year due to Will's busy schedule, which led to longer intervals between mows, were addressed. It was highlighted that the grass should ideally be trimmed every 24 to 26 days to prevent overgrowth. The final mow is scheduled for early October. Raymond commented on the size of acorns this year.

Road Overgrowth Trimming and Responsibilities

The ongoing debate about road maintenance responsibilities was discussed, with some homeowners like Gordy believing they should not pay for services they do themselves. The challenges of trimming the bushes around the roads were acknowledged, especially for those property owners who do not live here. The association needs to ensure safety by managing overgrowth, particularly for larger vehicles.

Fishing Rules and Community Engagement

The need for clear communication regarding fishing regulations at the lake was discussed, specifically that all fish caught should be thrown back. The installation of signs to inform both property owners and guests about the rules was proposed. An experience of encountering non-residents fishing was shared, emphasizing the importance of a friendly reminder about the regulations of the community lake. The invitation was extended to the Board to look into getting signage for Lake Pointe Park both for the Park name and the rules.

Discussion on Board Member Attendance and Next Meeting Scheduling

It was highlighted that Ken Brown has missed four meetings, including three official board meetings. It was recommended that if he cannot attend the next meeting, he should resign. It was mentioned that Ken might have personal obligations, but the importance of communication regarding absences was emphasized. The next meeting of the Boards is scheduled for Tuesday October 14th at 5:30pm

Don will be going out of town in October and asked for assistance in checking the Lake Hondah Mail & his personal Mailbox. He will submit the Finance Report but regrets that he will be unable to attend the meeting.

Desmond announced he will be going to Ireland for the Month of November as well. Ashley noted that there is no need to have meetings every month. So we may skip November but that will be determined at the next meeting.

Desmond made a motion to adjourn and approved by the board. The meeting was adjourned at 6:18pm.