

# LAKE HONDAH PROPERTY OWNERS ASSOCIATION

200 Hondah Blvd, BREVARD, NC 28712

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## Board Meeting

October 28<sup>th</sup> 2025

401 Spring Water Dr, Brevard NC 28712

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### Attendance:

Desmond Duncker (President)  
Ashley DeCoux (VP)  
Frank M Kralik  
Raymond Jacques  
Jason Karol (via Zoom & Newly Appointed)

### Absent:

Don Narup (Treasurer)

### Meeting Minutes

#### Meeting Opening and Agenda Approval

- . Meeting called to order at 5:34.
- . Desmond made a Motion to approve the minutes; Ashley seconded; no objections.
- . Brief discussion about naming an AI secretary; no decision was made.

#### Introduction and Board Nomination for Jason Karol

- . Jason joined via audio from an Uber in Mexico City; local time 3:39 PM (two hours behind).
- . Purpose: introduce Jason and address questions.
- . Desmond made a Nomination for Jason to join the board; Seconded by Ashley, there were no objections; all approved by show of hands.
- . Jason will receive last month's minutes and this month's minutes to get up to speed.
- . Jason was officially appointed to join the board.

#### Financial Report and Lake Repair

1. Total funds: \$27,364; note that Will's last check reduces this by \$275 based on report timing.
2. Payment of \$5,950 made to repair the lake; work completed quickly and satisfactorily overall.
3. Concern about stone placement sequence causing a messy look; plan to gradually push stones toward the water to stabilize and allow grass to grow.
4. Preference to maintain grass near the road for aesthetics and longer-term stabilization.

#### Concrete Bridge Condition and Repair Scheduling

- . The concrete bridge is cracking, and one side is leaning; repair is a priority.
- . Glenn promised to return; reminder sent; expected next week to address the bridge (uncertain if fix or assessment).

## **Snow Plowing and Salt Barrels**

- . Email sent to Josh Wright of JK Enterprises to confirm snow plowing contract for this year; reliable but not the cheapest option.
- . Plan for Will to check each salt barrel during leaf blowing/cleanup to ensure adequate salt for freezing conditions.
- . Jason volunteered to help distribute salt and provide his truck; coordinate with Don (treasurer) for payments.

## **Fall Cleanup and Road Patching Coordination**

- . Will completed the last mow 1–2 weeks ago; plan to call him to blow leaves off roads when most leaves have fallen (around next week, coinciding with Desmond leaving for Ireland).
- . Aim to have roads blown clean before Mike from Pisgah Asphalt arrives to identify and fix potholes.

## **Road Conditions and Driving Guidance**

- . Spring Water Road is in poor condition; suggested route to avoid potholes:
  - Up the hill: stay right to miss two right-side and one left-side pothole.
  - Near Veronica's: switch to the left.
  - Approaching the cabin: hug the right due to poor drainage on the left.
- . Consider asking Mike (Pisgah) for paving costs in front of the park and solutions for Spring Water.
- . Tranquilite Drive near Raymond: right side deteriorating; drivers should stay left; ongoing degradation noted.

## **Signage Strategy and Maintenance**

- . Need for signage maintenance and creation; no current volunteer or contractor.
- . Preference to retain unique "18½ mph" speed limit signs and replace with durable wooden signs instead of the metal signs.
- . Also creating Lake Point Park sign & Park rules signs.
- . Standard commercial signs recommended for routine items (e.g., East Fork Road, exit signs).
- . Past repainting signs with liquid markers fades; wooden carved signs last longer and are repairable.
- . Action needed to identify local woodworking options (e.g., in Brevard) and obtain costs.

## **Scheduling Next Meetings**

- . Likely no meeting in November due to Desmond traveling to Ireland; Zoom alternative possible if someone else hosts.
- . December meeting proposed for Tuesday the 16<sup>th</sup> at 5:30pm, avoiding conflicts (e.g., December 9 memorial event).

## **Pothole Patching Materials**

- . New wet-cure patch product is available at Lowe's; potentially better for local wet conditions.
- . Plan to wait for Mike's patching, then test the wet-cure product for subsequent potholes despite higher cost.

## **Personal Note on Family Bereavement and Travel ID**

- . Raymond shared that his brother Robert passed away; celebration of life planned for December 9.
- . Raymond lacks Real ID/star driver's license and passport; discussion on veteran IDs and documentation.

## **Next Arrangements**

- Confirm snow plowing with Josh for the upcoming season; communicate decision and schedule.
- Have Will blow leaves off roads and check salt barrels; coordinate with Jason for distribution support; align with Don for payments.
- Remind Glenn to address the concrete bridge next week; clarify whether the visit is for inspection or repair; set a timeline.
- Coordinate with Mike (Pisgah Asphalt) on pothole patching; request estimates for Lake Pointe Park frontage paving and Spring Water Road solutions.
- Identify woodworking vendors (e.g., in Brevard) for durable wooden signage; collect quotes and propose a plan.
- Confirm November meeting status (cancel or assign alternate Zoom host) while Desmond is in Ireland; communicate to participants.
- Schedule and circulate the December meeting invitation for Tuesday, December 16 at 5:30 PM.

## **AI Suggestions**

### **AI has identified the following issues that were not concluded in the meeting or lack clear action items; please pay attention:**

1. Signage ownership: Assign a lead to manage design, vendor selection, and installation for wooden and standard signs.
2. Bridge repair scope and timeline: Confirm whether Glenn's visit next week is for inspection or repair and establish a timeline.
3. Road paving priorities: Obtain formal quotes and set a priority plan for park frontage and Spring Water improvements.
4. November meeting contingency: Designate an alternate host or confirm cancellation and a communication plan while Desmond is in Ireland.
5. Wet-cure pothole patch trial: Define test conditions, locations, and post-trial evaluation criteria to decide on broader adoption.

Desmond made a motion to adjourn and approved by the board. The meeting was adjourned at 6:01pm.