

LAKE HONDAH PROPERTY OWNERS ASSOCIATION

200 Hondah Blvd, BREVARD, NC 28712

Board Meeting

December 16th, 2025

401 Spring Water Dr, Brevard NC 28712

Attendance:

Desmond Duncker (President)

Ashley DeCoux (VP)

Frank Kralik

Raymond Jacques

Jason Karol (via Zoom)

Absent:

Don Narup (Treasurer)

Meeting Minutes

Meeting Opening and Agenda Approval

. Meeting called to order at 5:35.

. Desmond made a Motion to approve the minutes; Ashley seconded; no objections.

. The Treasurer was not present so the Financial Report was delayed until the Treasurer arrives (the Treasurer did not arrive, and the report was not given).

Road Maintenance and Bridge Repair:

- The concrete bridge construction was completed successfully, although it has a slight hump that will serve as a small speed bump that the snow plow will need to avoid.
- Pothole repairs were done by Mike from Pisgah Asphalt for around \$1,500, though some holes remain. For 2026 we will get estimates around June / July from new paving contractors who can pave in a timely manner.
- Our contract with Josh Wright of JK Enterprises for snow plowing services remains, However he has requested pre-treatment services on occasion, which we have declined. He appears to be going through a business slowdown period this winter.

Salt Barrels:

Jason volunteered to check the status of the salt barrels and refill as needed. Desmond made the executive decision that Jason purchase additional bags of salt as needed and the Treasurer will refund the cost. There is a Salt Barrel at Big Mouth Park that Jason will move to Half-Moon. Desmond stated that he will assist if needed.

Signage:

The proposed signage for Lake Pointe Park is yet to be done. Frank mentioned a sign designer in Hendersonville called the Mad Sigtist (themadsigtist.com). Desmond asked

if Frank could contact him to get pricing on a sign. After some discussion it was proposed using the dimensions & text of the 18 ½ Speed Limit sign as a test case to get pricing for a wooden sign. The existing 18 ½ signs that were repainted are faded again with the applied paint running off the sign. The repainting was a failure. Wooden signs would not have that issue.

Bylaw Changes:

- Desmond proposed change to the Bylaws to eliminate the \$100 lock between developed & undeveloped properties. The 10% maximum and the \$100 limit are incompatible with each other as demonstrated by the 2025 dues increase that breaks the \$100 rule.
- Desmond explained that the association dues for Bridge Repair, Road Paving, Mowing & maintenance all benefit the homeowners while property owners who do not live here gain nothing from their dues. In some case they are paying for land that is worthless except as an extension of an existing home parcel.
- At the next meeting Desmond will create a proposal for that Bylaw change.

Next Meeting:

- The Board will skip January and meet in February.
- Tuesday February 17th will be scheduled for the next board meeting. 5:30pm at Desmond & Tisha's Home (401 Spring Water).
- On the February agenda will be: Liens, the 2026 Annual meeting schedule, and the proposed bylaw change.

Desmond made a motion to adjourn and approved by the board. The meeting was adjourned at 6:14pm.

Next Steps:

- Jason: Check salt barrels for supply levels and report status; if salt is needed, purchase bags to resupply as authorized
- Jason: and Desmond:: Coordinate to move the salt barrel from Big Mouth Park to the appropriate location near Jason's property.
- Frank: Contact Mad Sigtist, request a proposal/quote for a Lake Point Park sign (using 18.5 mph speed limit sign as a size/example), and report back to the group.
- Desmond: Meet with Don (Treasurer) in January to begin filing liens for the non-paying members
- Desmond: Prepare bylaw change proposal to eliminate the \$100 lock between developed and undeveloped lots for review at the February meeting.
- Desmond: Send meeting invite for February 17th meeting to all board members.
- Desmond: Ensure Treasurer's report is available for February meeting.