

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

Board Meeting
March 18th, 2026
401 Spring Water Dr, Brevard NC 28712

Attendance:

Desmond Duncker (President)
Frank Kralik
Raymond Jacques
Don Narup (Treasurer)

Absent:

Ashley DeCoux (VP)
Jason Karol

Meeting Minutes:

Review and Approval of Previous Meeting Minutes

- Meeting called to order at 5:34PM.
- The previous meeting minutes were reviewed. Desmond noted the AI transcription worked well.
- A motion to approve the minutes was made by Desmond and seconded by Raymond.
- The treasurer's report was deferred until Don arrived.

Appointment of a Secretary for the Annual Meeting

- An official secretary is required for the annual meeting to manage ballots and attendance.
- Ashley, previously considered, will be in Japan and is unavailable.
- The secretary is a staff role and does not require board membership.
- Tisha was nominated by Desmond to serve as secretary for the annual meeting.
- The board approved appointing Tisha as secretary for the June 21 annual meeting.

Landscaping and Maintenance

- **Mowing Schedule:**
 - Seven mowings were scheduled, first on April 20 and last on Oct 1st.
 - The schedule was accepted.
- **Snow Plowing and Salt:**
 - Colby was thanked and given \$50 for winter snow clearing.
 - A new snowplow contract will be deferred to the next board (after July).
 - Rock salt purchase will be delayed until the off-season for better pricing.

- **Signage:**
 - Desmond identified three potential contacts for new signage but has not followed up yet.
- **Bush Trimming:**
 - Desmond mentioned a bush in front of the Lake Hondah sign is overgrown and needs trimming to keep the sign visible.

Annual Meeting Preparations

- **Annual Dues Notice:**
 - Dues remain unchanged: \$331 for homeowners and \$221 for property owners.
 - A mail merge will generate customized packets for 42 property owners.
- **Mailing Process:**
 - The next board meeting will focus on assembling the mailing packets.
 - Tasks include folding, stapling, and placing documents into stamped, labeled envelopes.
 - Packets must be mailed to each property owner's primary address.
- **Proxy and Bylaw Changes:**
 - The mailing will include a proxy form for board elections and bylaw votes.
 - Proposed bylaw changes:
 1. Eliminate the fixed \$100 difference between homeowner and property owner dues while keeping the 10% annual cap.
 2. Change voting rules so only votes cast are counted, preventing non-voters from being counted as "no" votes.
- **Board Elections:**
 - Raymond's and Ashley's terms are ending, creating two vacancies.
 - Potential candidates mentioned: Randy, Jason, Diane, Heidi; no confirmed nominations.
 - Ballots are currently blank and may be filled during the meeting.

Don arrived at 5:58PM to present the Treasurer's Report.

Financial Report

- **Current Balance:**
 - As of February 17, the bank balance was \$16,601.38. After cleared debits and credits, the balance is \$16,556.38.
- **Recent Transactions:**
 - \$50 gift card for Colby.
 - \$240 payment to Murr Landscaping.
 - A check for \$400 to remove a tree on Raul's property; this amount will be added to his lien.
- **Upcoming Expenses:**
 - State Farm insurance bill of \$785 is due.
 - Haywood EMC electricity auto-debits around the 19th of each month.
- **Outstanding Dues:**
 - Raul and Kathleen have unpaid assessments.

Discussion on Resident Kathleen's Situation

- Kathleen is one year behind on dues; the board decided not to file a lien at this time.
- She has been unable to secure a loan from a bank or family.
- The board discussed creating a fund for residents in need, with Kathleen as the primary beneficiary.
- Concerns were raised about her large number of animals (reportedly 27) and whether aid would enable her situation.

Next Meeting

- The next board meeting is scheduled for Wednesday, April 15.
- The primary purpose is to prepare annual meeting notices for mailing.

Next Steps:

- Defer the snowplow contract to the new board (after July) and purchase rock salt in the off-season.
- Follow up with the three potential signage contacts and assign responsibility for outreach.
- Trim the bush obstructing the "Lake Hondah" sign; assign a person or contractor and set a target date.
- Prepare and mail the annual meeting packets (dues notice, proxy, bylaw information) after the April 15 meeting.
- Desmond to write the president's message for the annual meeting mailing.
- Don to prepare the annual treasurer's report.
- Identify and nominate candidates for the two open board positions (Suggestions: Randy, Diane, Heidi, and others).