

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

Board Meeting
April 15th, 2026
401 Spring Water Dr, Brevard NC 28712

Attendance:

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

Meeting Minutes:

Review and Approval of Previous Meeting Minutes

- Meeting called to order at 5:35PM.
- The previous meeting minutes were approved.

Financial Report

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.

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.

Next Meeting

- The next board meeting is scheduled for Wednesday, May 13th.