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

Board Meeting
June 17th, 2026 – 17:54
401 Spring Water Dr, Brevard NC 28712

Attendance:
Desmond Duncker (President)
Frank Kralik
Tisha Allen (Secretary)

Absent:
Ashley DeCoux (VP)
Jason Karol
Raymond Jacques

Meeting Minutes:

Quorum and Approval of Prior Minutes

- The group lacks quorum and cannot vote to approve minutes.
- April 15, 2026 minutes exist; May meeting focused on the conflict with the unapproved garage / shed and was not a general meeting.
- Conclusion: No vote on minutes due to insufficient quorum.

Financial Status and Treasurer Resignation

- Don resigned; Desmond is serving as interim Treasurer.
- Current bank balance reported as $15,306.15.
- Dues received to date: $10,380 in checks logged.
- Interim handling of finances until a new Treasurer is appointed in the 2026-2027 Year. Assessment checks received are scheduled to be deposited in July.

Legal Consultation on Rob and Suzanne Construction Issue

- Email from Robin and Suzanne: they agreed to the three points mentioned in emails; construction may resume.
- The final point, the fine, is to be determined after the lawyer consultation.
- The lawyer is scheduled for a conference call on July 3 (Friday) at 1:00 PM.
- Legal costs expected to be no more than a few hundred dollars unless retained; price not yet confirmed.
- Participation during the call of other board members is optional due to daytime timing.

Road Paving Plans

- Email sent to Mike from Pisgah Asphalt; proposed site visit in July, paving scheduling targeted for September.
- Estimated 4–5 runs needed; Spring Water requires two segments due to severe deterioration.
- Additional areas: Tranquilite near Raymond and in front of the Hogarth’s.

Proxies and Bylaws Vote Strategy

- 21 proxy returns from 40 homeowners: 20 “yes,” 1 “no” (Veronica).
- Exactly 50% “yes”; need one more to pass bylaws.
- Secretary (Tisha) will manage proxies and may cast votes for those that left their proxies blank on the designated person for the proxy.
- Discussion of board nominations at annual meeting; proxies can be applied to candidate votes.

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Annual Meeting Logistics and Agenda

- Planned at 3:00PM, in Lake Pointe Park unless there is rain; may move indoors if thunderstorms occur.
- Meeting date coincides with Father’s Day; low attendance expected.
- Agenda: call to order, attendance, prior annual minutes review/approval, board review, treasurer status (resigned; interim role noted), president’s report, Treasurer’s Report, Elections, new business, vote tabulation, announce results, adjourn.
- The script at the annual meeting on explaining proxies, nomination process, ballot handling (yes/no/abstain), and privacy steps was reviewed.

President’s and Treasurer’s Reports (Prior Year Summary)

- Unusual expenses due to lake breach, concrete bridge repair, ice storm, and microburst.
- Income last year: $23,090 (including $3,000 donation from the Hogarths and $103 in late fees).
- Road maintenance and repairs totaled approximately $18,000; routine maintenance (Will) 2,690.
- Total expenses: $22,351; ending balance: $14,974.37; current bank now $15,306.15 (to be slightly revised by Sunday).
- Paving deferred last year due to all the above emergencies.

Board Composition and Post-Meeting Appointments

- Current eligible board after meeting: Desmond, Frank, and Jason.
- Jason is moving but not yet; attendance uncertain.
- Post-annual meeting, the board will convene to appoint treasurer and secretary if needed; roles can be filled by non-board members.
- We need to consider recruiting short-term board members to enable appointment process continuity.

Property Lien and Dues Delinquency

- Raul’s house listed for sale again; association has a lien (~700) due to unpaid dues.
- Desmond plans to inform listing agent (Alex Davidchuk) of the lien.
- Raul has not communicated despite prior friendliness; situation unclear.
- Sale cannot proceed until lien is cleared; communication to agent planned.

Motion to end meeting made by Desmond, 2nd by Frank. Meeting ended at 18:20

Next Steps:

- ☐ Deposit all received dues checks on July 1.
- ☐ Hold lawyer conference call on July 3 (Friday) at 1:00 PM; send call details to interested participants.
- ☐ Secure at least one additional “yes” proxy to pass the bylaws.
- ☐ Prepare and distribute proxy and ballot scripts/instructions for the annual meeting.
- ☐ Establish contingency location and communication plan in case of thunderstorms; relocate if weather requires.
- ☐ Coordinate July site visit with Pisgah Asphalt; finalize September paving schedule and run locations.
- ☐ Conduct annual meeting on Sunday at 3:00 PM.
- ☐ Post-meeting board session to appoint treasurer and secretary.
- ☐ Notify Alex Davidchuk about the lien on Raul’s property.