



LAKE HONDAH PROPERTY OWNERS ASSOCIATION

**200 Hondah Blvd.
BREVARD, NC 28712**

**ANNUAL MEETING
June 21st, 2026 - 3PM**

The meeting was called to order by Desmond Duncker, President, at 3:00 pm at Lake Pointe Park.

Attendance:

Desmond Duncker (President)	Chris Jonic
Tisha Allen (Secretary)	Diane Lewis
Raymond Jacques (Board Member)	Gordon Roberts
Frank M Kralik (Board Member)	Robert Schultz
	Suzanne Schultz

Meeting Minutes:

Attendance Taken:

- Current Board members: Ashley DeCoux (Vice President) and Jason Karol are absent.
- Treasurer Don Narup resigned in May; Desmond is acting as interim treasurer until a new Treasurer is appointed in July.

Approval of Prior Year Minutes:

- Copies distributed to all attendees; motion requested; Chris Motioned to approve and Tisha Seconded; Minutes approved.

Presidents Message: Desmond delivered the annual President's message (Transcript attached)

Elections Procedure Defined & Nominations taken:

- Two outgoing directors: Ashley and Raymond; so there are two vacancies for terms starting in July.
- Nominees: John Hogarth (may have to participate in some board meetings via Zoom), Suzanne and Rob Schultz (as 1 nomination).
- Ballots include yes/no/abstain for nominees; three yes votes on a ballot with two vacancies are invalid.
- Board should remain an odd number to avoid ties; If needed board can appoint new board members to fill mid-year vacancies.

Quorum, Proxies, and Ballot Handling:

- Distinctions between proxies and ballots clarified: If a proxy holder attends in person they may vote by ballot; their proxy would then be invalidated.
- Proxies naming “secretary” will default to the current or acting secretary.
- A Spreadsheet is used to track all proxies with their vote choices. Some invalid entries are noted.
- Quorum requirement per revised 2010 bylaws: 25% of membership present in person or by proxy; quorum is confirmed based on proxies and in-person attendance.

Bylaws Conflict and Change Process

- Dues increased last year by 10% (homes 301→331; lots 201→221) conflicting with a 2008 rule to maintain a \$100 difference between homes and undeveloped lots.
- To satisfy both, homeowner dues would have been 321 (6.5% increase); records of the 2008 vote not found; Tisha explained how the two rules cannot both be satisfied; A bylaw change needed.
- Voting threshold discussion: current bylaws require 51% of all eligible owners (estimated 21 of ~40) for changes; The proposed change in the bylaws is to align with the restrictive covenants: Two-thirds of voting members present (including proxies) after quorum.

HOA Dues Policy and Guardrails

- Current year dues remain unchanged; future dues changes are at the future board’s discretion.
- Historical (Pre 2010) dues rules were: undeveloped lots dues one-third of developed lots dues. That was \$100 for undeveloped, \$300 for Developed.
- There was some concern about excessive reductions impacting the budget; A suggestion was made to add guardrails (percentage limits, floor/ceiling) to prevent excessive dues reductions.
- We agreed in principle to consider guardrails.

Treasurer’s Report and Financial Position (attached).

- Interim report presented; final report to be emailed after year-end.
- Income: last year dues \$19,986; beginning balance \$14,235; unpaid dues \$551; \$103.30 interest from overdue payments; \$3,000 donation for road maintenance; total income \$23,090.
- Expenses: lawn mowing/road clearing by Will ~\$2,690; pond/lake maintenance ~ \$6,000; insurance up 34% to over \$500; office supplies \$217; entrance lighting power \$94.25 for 3 months; total expenses \$22,351.
- Current year-end balance \$14,974.37; holding \$11,264 in checks for next year’s dues; total available \$26,238.65.

- Active liens against two owners; one expected to be paid before home sale.
- Dues collection status: 21 paid, 21 unpaid; expected upcoming year collection ~\$21,500 (about \$1,000 more due to arrears); without increases, annual collection around \$20,500.

Storms, Infrastructure Repairs, and Road Maintenance Plan:

- August 1 microburst: significant tree damage; signs down; speed limit sign at entrance repaired.
- January 22 ice storm: road blockages cleared by volunteers (Colby, Will and Desmond); Colby received a \$50 Ingles gas card for his assistance during both storms.
- Sept 30 lake leak from culvert erosion; emergency repair by Glenn (Mountain Construction) on October 4.
- Primary concrete bridge repaired in November: reinforcement, edge supports, railings reinstalled; slight hump functions as speed bump; finances strained; some maintenance deferred.
- Patching completed last year; more patching and paving runs planned this year; priority to repair poor section on Springwater Drive; many roads lack proper underlayment causing bounce and potential vehicle damage.
- Walkthrough with Mike (Pisgah Asphalt) scheduled for July; tentative work in September pending contractor scheduling; exact scope and linear footage pending.

Ongoing Covenant Violation Review and Structure Near Springwater Drive:

- Board assessing a violation related to mandatory building review under covenants; status ongoing; treasurer resigned citing disagreement over actions related to this violation; President delivered the treasurer's report.
- Continued construction of structure near Springwater permitted by the board; proximity to roadway raised issues; closest corner 10 feet from road; general safety cited at 5 feet; site had constraints (creek, well, septic) and limited alternatives; owners working with board; construction allowed to proceed; owners transitioning to full-time residency and primarily will use structure for garage and storage.

Right-of-Way Standards and Future Encoding:

- Springwater Drive right-of-way is 60 feet; others may differ; discussion on minimum standards (noted 45 feet typical subdivision minimum); private roads are grandfathered; safety and fire access are priorities.
- Mixed views on specific widths (45 vs. 60 feet); intention to define and encode right-of-way standards in restrictive covenants in next year's rule changes.

Dam Repair, Pond Dredging, and Regulatory Considerations:

- Dam repair contingent on proper pond dredging; refilling without addressing growth risks algae bloom.
- Engineers must be involved; county and state rules apply, with stricter post-Hurricane Helene changes.
- Upstream silt ponds require maintenance; neglect led to fill-up and downstream impact; upstream tree farm cuts ~20-year cycle cause heavy silt; small catch pond should be dredged every 4–5 years.
- Potential fines up to \$1,000/day for silt runoff violations; urgency to address sediment and dam issues before next major tree cut.

Election Results:

- Bylaw change vote results reported by Tisha: passed with 26 votes in favor; turnout was over 60%); Surpassing the needed 51% to pass the Bylaws. Proxies significantly contributed to this number.
- New Board members elected: John Hogarth & (Rob / Suzanne Schultz).

Voting Structure for Bylaw Changes

- Debate over single-package versus itemizing each bylaw change for a vote; Gordon Roberts advocated separate votes; Desmond preferred single up/down vote to avoid a second association-wide approval.

Old Business: Addressed in President's message and Treasurer's report.**New Business:**

- Chris brought up the possibility of the Board looking into a 1-time fee to restore the Treasury to a healthy level. Will be looked into.
- The Right-of-Way rules need to be in the Restrictive Covenants. Currently only defined on the original Association Surveys.
- Dam repair and dredging of the Pond before the Pond is re-filled.

Meeting Closure:

- Motion to close by Rob, seconded by Raymond, all approved.

LAKE HONDAH PROPERTY OWNERS ASSOCIATION

President's Report

June 21th, 2026



Hello Everyone,

The 2025 to 2026 Fiscal Year has been an eventful year for the Association.

Firstly, I would like to explain the proposed Bylaw Changes: Last Year we raised the association dues 10% (301 to 331, 201 to 221), the max amount allowed by the Bylaws. This year I came to the realization that with the 10% increase violated the other rule in the bylaws: \$100 difference between Homes & unDev lots. To pass both rules the Home increase would have to be reduced to 321. A 6.5% increase. So the \$100 limit penalizes the owners on Undev lots by forcing owners of Undev lots to pay a disproportional increase when dues are increased. I researched when this \$100 was put into the bylaws (2008). I do not find it believable that the owners of Undev lots voted against their own interests to allow their dues to be DOUBLED (\$100 to \$200) while the Homeowner dues remained unchanged. So I suspect this was done WITHOUT the majority approval of the ENTIRE association (as is required). In addition, doubling the dues violates the % restriction coded into the Bylaws. So the \$100 is an illegal insertion into the Bylaws because it is not allowed by the % rule.

Therefore I seek to remove that restriction to allow the dues to be fairly increased in future for **ALL** owners (***no increase was made this year***) subject to a maximum of 10% annually.

In addition, I find the voting procedure of the bylaws (majority of all owners), unfairly restricts future changes. The Bylaws should be allowed to be changed by the 2/3 vote of all VOTING members of the association. So those that care and vote Yea/Nea on any changes. This aligns with the voting procedure for the Covenants, so they are the same.

On August 1st a Microburst Storm tore through Lake Hondah and downed many trees and blocked the roads. Also knocked down the Road sign on Woodchuck & the Speed Limit sign at the entrance. Will Murr, Colby & Darren helped clear the debris off the roads

January 25 and Ice Storm heavily damaged trees. And again, blocked the roads. Again Colby & Will Murr cleared the roads (Tree fell across Spring Water Drive).

Because of Colby's unsolicited assistance clearing the roads during both storms the Board voted to show their appreciation by giving him a \$50 gift card to help pay for his gas for his ATV/plow that he used in the storms.

On September 30th TJ Wilson Lake Burst (again) at the hole that was originally there from the sluice gate that was removed in prior years. On Oct 4th I had Glenn Strickland plug the leak before the Lake completely drained.

In November we hired Glenn again to repair the Concrete Bridge. The footings deteriorated & one was missing. The Bridge railings was leaning & the bridge deck was sinking. Because it's our main artery this was given priority and repaired by November 11th.

Storm cleanup, Lake Repair and Bridge Repairs all drained our current balances; therefore, any Dam / Pond Repairs were put on hold for a future year.

In addition, road work, due to budget constraints, was restricted to just patching of the potholes this year.

This upcoming year the priority will be given to Road Paving Runs, as patching has been ineffective on roads that are very damaged.

Pisgah Asphalt is scheduled to review the runs in July and scheduled for Paving in September. No specific dates are set (as always) due to the undependability of the weather and Mike's paving schedules.

Unfortunately, the Board this year is currently determining the best approach to a violation of the mandatory review before any building takes place as defined by the Restrictive Covenants. This is still ongoing at this time.

In addition, due to a disagreement on possible courses of action between the Treasurer and Board in regard to the above violation, the Treasurer resigned in May. So, I will be giving the Treasurers report later. A new Treasurer will be appointed when the new Board convenes in July.

Finally I want to thank Ashley & Raymond for serving on the Board. Their terms are up this year. Ashley could not make the meeting as she is on a trip to Japan at this time.

Desmond

Desmond Duncker
President
Lake Hondah Property Owners Association