

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

Board Meeting
July 15th, 2026 – 17:30
401 Spring Water Dr, Brevard NC 28712

Attendance:

Desmond Duncker (President)
John Hogarth
Jason Karol
Frank Kralik
Robert Schultz
Suzanne Schultz

Absent:

Meeting Minutes:

Bylaw Filing and Historical Context:

- Newly approved bylaws (2026) have been notarized, filed with the county deeds office, and are available on the website.
- Prior Bylaws: The 2008 bylaws were officially filed, however, but the 2010 version was never notarized & filed.

Appointment of Board Officers:

- Desmond emphasized the need to appoint officers, stating a reluctance to hold both treasurer and secretary roles and the immediate requirement for a president.
- A secretary is required by April to manage annual meeting notices. This role can be a paid staff position and held by a non-board member.
- The board composition is typically five members, with an odd number recommended to avoid tie votes.
- Suzanne Schultz expressed willingness to serve on the board but was concerned about taking the presidency due to part-time residency.
- A provisional plan was formed: Desmond will serve as interim president while continuing as treasurer. Suzanne Schultz expressed willingness to take over as treasurer after being added as a signatory at United Community Bank.
- It was confirmed that the treasurer need not be a board member.
- Availability: Board member availability is a constraint, with Desmond traveling to Ireland from November for a number of months and other members having part-time residency.
- Jason's upcoming resignation will be timed to align with finding a replacement candidate.

Treasurer's Report & Financial Status

- Checking account closing balance as of 2026-06-30: \$14,633.97.

- New savings account opened at UCB Bank on 2026-07-01 for the new fiscal year's deposits; balance: \$17,480.77.
- Total bank balance across both accounts: \$32,114.17.
- Reserve fund: \$14,000 (bridge reserve).
- Dues paid: 32 out of 42 property owners (> 75%); 10 outstanding.
- Final notice to unpaid members scheduled for 2026-08-01; lien to be filed on 2027-01-01 for unpaid accounts.
- One homeowner paid via Venmo was \$14 short; Desmond covered with a personal check.
- Kathleen on social security has difficulty paying dues; last year board members personally contributed; a lien was filed on her other lot.
- **Recommended Actions:**
 - Maintain two-account system for clearer bookkeeping.
 - Send final dues notice on 2026-08-01; file liens on 2027-01-01 if unpaid.
 - Arrange walkthrough with Pisgah Asphalt; obtain other quotes for four sections.

Road Paving:

- Estimated paving cost for four sections: approximately \$30,000; additional \$3,000 for winter snow removal and \$3,000 for other annual expenses.
- Identified road sections needing paving: (1) in front of Lake Pointe Park; (2) Tranquilite up to Raymond's house; (3) Spring Water Drive hill in front of "the garage"; (4) Spring Water Drive with failing asphalt layer.
- Vendor Pisgah Asphalt contacted for walkthrough and quote; follow-up email sent 2026-07-15.
- It was suggested to create a separate, official road fund and a ten-year plan, with a minimum of 15% of the annual budget allocated to roads.

Infrastructure: Dam, Bridge

- **Dam:** The dam is classified as "intermediate risk." The state requires the HOA to either repair or formally decommission it and may levy fines for inaction. The board could be found negligent for ignoring the issue. An engineer's report is the recommended first step to evaluate costs and could trigger an emergency assessment without a full membership vote.
- **Bridge:** The bridge's condition is a concern due to increased traffic from heavy construction and delivery trucks. The current "no heavy trucks" sign is considered vague. Suggestions included adding a specific weight limit or more descriptive signage like "Bridge use limited to automobile and pickup use only." An alternate route via Springwater Drive was discussed, along with the need for clear signage to direct trucks and manage liability. HOA is "severely underfunded." New federal mortgage company rules effective this January will require separate reserve funds for community assets.
- Suggestion to replace the bridge with "a giant pipe and then filling it in and paving over top of that." "Once a proper financial structure is established, the board can use assessments to address issues." Recommend establishing a construction bond for new builds.

- Construction Fees & Damage: The current new construction fee of ~\$900 is considered too low. Changing bylaws is difficult, but NC law can override them for emergency assessments. Other options include per-use road fees or construction bonds.
- Recommended annual dues increases of 10% for the next 5-6 years.

Communication and Administration:

- Meeting Minutes: Future minutes will be recorded with AI assistance but require human review for accuracy and formatting on official Lake Hondah letterhead, including the meeting closure time.
- HOA Website: Desmond created lakeHondah.com as a personal project for information sharing and registered lakehondah.org is available for potential future official use by the association as their official website.
- Homeowner Education: The group agreed to proactively educate residents on the infrastructure risks, and financial needs. A special newsletter or email blast could explain potential upcoming dues increases and the potential for emergency assessments. This provides due diligence and transparency.

Next meeting to be held on Thursday; tentatively scheduled for 2026-08-13.

Motion to end meeting made by Frank, Desmond, 2nd. Meeting ended at 18:40