

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

Board Meeting
August 13th, 2026 – 17:30
401 Spring Water Dr, Brevard NC 28712

Attendance:

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

Absent:

Jason Karol

Meeting Minutes:

Treasurer's Report & Financial Status

- Operations Account Balance: \$14,324.
- Fiscal Year-End Balance (as of 2026-07-02): \$14,633.97.
- Savings Account Balance: \$20,351.86 which matches collected assessments balance.
- Total Funds Across All Accounts: \$34,676.53.
- Operational Funds (Excluding Reserve): \$21,670.53.
- Homeowner Assessment Payment Status: 39 homeowners have paid (38.5 in full), 3 have not.
- ***Proposed moving funds from the savings to the checking account, leaving \$14,000 in savings as the true reserve.***

Road Paving:

- Pisgah Asphalt Quote for paving (\$48,470) beyond our ability to afford. But Spring Water and Tranquilite are badly need of repairs.
- The proposed amount to spend on paving (including pothole repair +/- addl \$3,000) is \$20,000.
- Discussed revising the proposed runs to only critical areas or just patch all roads this year to match the budget of \$20,000. New measurements of the proposed runs need to be taken. Cost per Linier Foot (10' wide) \$43.

Special Assessments:

- Special Assessments were discussed. Cannot be used for road repairs, that's not considered an emergency. But the Bridge or the Dam would be.
- Suzanne said it would have to be per lot to be legal in NC. The state defaults to an equal amount for every lot, not every owner.
- Could be done as a load spread over time so we are not slamming people.

- Suzanne stated that we need to think about the reserve fund, once it's dedicated to a purpose, it cannot be allocated for other purposes.
- It was recommended to seek counsel to discuss the rules on special assessments. Law offices such as Whitfield Cargile and Don Jordan in Brevard were mentioned.
- The merging of lots was discussed to reduce the costs per owner of a special assessment. However, Desmond stated that previous boards have been very firm that the original lot designations be kept, even when lots have been re-surveyed and merged at the county level.
- Dues based on lot value was proposed in prior years but was rejected by prior boards.

Infrastructure: Bridge & Dam

- Bridge: Concern over the condition of the Wooden Bridge was brought up. The possibility of criminal negligence was mentioned.
- The need for someone to evaluate the condition of the bridge was stated.
- The possibility of having to close the wooden bridge and the need to re-route traffic around Laurel Valley to Spring Water
- Motion was made & approved to have qualified formal safety inspection with an engineer's stamped assessment within six weeks.
- Prepare detour plan if condemned; and coordinate with county/state requirements.
- A Grant to repair the Dam was mentioned. However, the federal funds are no longer available.
- A state grant is available with a deadline of September 14, 2026; requires sponsorship from a state agency (justification: protecting downstream trout waters from the silt pond).
- Rob will research grant details; Desmond to provide the State contact we received from Susan Narup that had prior success with the invasive weed issues.

Parking at Rainbow Park.

- In responding to Don's complaint Desmond stated that Rainbow Park has always been used as a parking area.
- Suzanne stated there are very limited places for people to have park to have work done.
- It was stated that the board really shouldn't comment on homeowner harassment of workers. That kind of makes the HOA look like an enforcement organization. That's a civil matter. The workers or contractors should be told if a neighbor gets in their face, call the police.

Garage Proposal, Donation, and Easement Finalization

- Board intent to finalize the new garage matter, accept the donation offered to support finances, and complete road right-of-way easement documentation.

- Document processing: print in 8.5x11 first, then 8.5x14 for stamping; library can print larger format; documents to be taken to the deeds office. Desmond, as president, can submit the easement and wrap up items.

Next meeting to be held on Thursday September 17th 2026 at 5:30PM. A Zoom session will be setup for those who cannot attend in person.

Motion to end meeting made by John, and 2nd. Meeting ended at 18:55