

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

Board Meeting
October 1st, 2026 – 17:37
401 Spring Water Dr, Brevard NC 28712

Attendance:

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

Absent:

Jason Karol

Minutes: The August meeting minutes were approved without discussion.

Treasurer's Report & Financial Status:

- The Finance Report reflects both August & September.
- Operations Account Balance: \$20,029.42.
- Savings Account Balance: \$14,004.42 – The emergency reserve fund.
- Total Funds Across All Accounts: \$34,963.84.
- Operational Funds (Excluding Reserve): \$21,057.84.
- Homeowner Assessment Payment Status: 39 homeowners have paid (38 in full). 1 Developed lot (home), 3 Undeveloped lot yet to be paid.
- Desmond noted his collection process is a final notice in August and a pre-lien notice in January.

Board Roles, and Governance:

- Desmond and Frank both spoke with new resident Aaron who expressed his interest in serving on the Board.
- Desmond also expressed his preference that only one member of a family should serve on the Board.
- He corrected Suzanne on a bylaw, stating a rule exists against being both President and Treasurer.
- He also acknowledged historical gaps in records (minutes & newsletters) of the association. Desmond stated all correspondence through LakeHondah@gmail.com is saved.
- Discussion was held on the role of board members in observing violations of the rules. With the board agreeing that the board has a responsibility to respond if a flagrant violation of the rules is observed in the course of their activities.
- Desmond interjected that the current LakeHondah.com website is his personal site. However, he has reserved the LakeHondah.org for the Associations use if or when they choose to create a "official" page.

- **Treasurer appointment:** Suzanne explained that her delayed appointment was because the days that she has been here have not worked for Desmond and we couldn't go together to the bank. It was agreed that this Monday Desmond & Suzanne would meet at the Bank to add Suzanne to the Accounts. Suzanne thought the bylaws stated that there is no rule against being president and treasurer, but it has a rule against being the president and the secretary. Desmond assured all that there is a Bylaw rule against the President & Treasurer being the same person.
- Suzanne offered to draft questions for an attorney. She presented notes on NC HOA regulations covering voting, meetings, budgets, and record-keeping, emphasizing the need for formal, digital processes. She also referenced a new NC law requiring HOAs to file an annual report, with the first due in 2027.
- **Conclusions:** Desmond will remain interim treasurer until a bank visit with Suzanne. The board will consider Aaron for the open seat. The board agrees on the need for more formal, digitized processes for communication, voting, and record-keeping. The board will adopt stricter governance rules based on NC regulations, including procedures for email voting and open meetings.

Road Paving, Maintenance, Dam and Bridge:

- A quote was agreed with Pisgah Asphalt for under \$20,000 for 3 runs and patches.
- Critical road damage exists on Springwater road with holes deep enough to damage a car's axle.
- Pisgah Asphalt is scheduled to fill the potholes tomorrow. They will then pave next week. Paving prep starts Monday and paving on Wednesday. Desmond was asked to send an email to residents about the paving schedule.
- Salt for the winter is estimated to cost between \$300 to \$400 dollars to fill the Barrels. A motion was put forth and agreed upon for Desmond to order Salt and order a new missing barrel to resupply for the winter.
- A structural engineer's email recommended either major investment to repair the dam or leaving it as a creek, calling it a "major deal."
- **Dam:** Discussion highlighted a need for better communication in regard to the Dam and not have separate consultants speaking with individual board members. North Carolina is the ultimate authority on the dam's fate. John & Suzanne proposed hiring an attorney to understand the board's legal standing for assessments.
- **Bridge:** The bridge bed is "continuing to degrade" and one pier/pillar is leaning. Suzanne stressed the urgency of an inspection within the next sixty days. John suggested a "no trucks" sign as an interim measure and will contact a builder, Ryan Jacques, for engineer contacts. Desmond will contact Glenn from Carolina Mountain Property Improvements for an opinion on costs and a retired engineer (Dan/Tim) for a preliminary look. John suggested a culvert pipe as a cost-saving alternative.

Homeowner Issues (Encroachment, Construction Disputes, Runoff).

- The agreed upon arrangement involving the Garage built at 253 Spring Water Dr was explained and the email explaining the 4 points agreed upon was handed out. Suzanne indicated the \$937.50 payment will be taken care of when the Treasurer forms are completed at the bank Monday. It was requested that the payment be used specifically for the road next to the Garage. However, there was some objection to that request as it is the decision of the entire board where the most pressing needs for paving should be. The Encroachment Agreement would also be taken care of on Monday at the Deeds Office.
- John explained that the runoff issue from Marty's property has been ongoing for 14 months. The property has a 20-foot tall, straight-cut hillside. He has video of a mudslide from the hillside and notes the land disturbance may have exceeded the legal limit of one thousand square feet without a permit. The board agreed to send a formal letter to Marty expressing concern about the potential for a landslide and requesting he propose a solution. Desmond will take photos to document the risk.
- The board will consult legal counsel on replacing the breed-specific dog restriction (pit bull rule) with a dangerous dog rule. The North Carolina State statute was mentioned.
- When further work on the Garage is to be performed the board will provide advance notice to Susan before contractors (paving, tree work, etc) are on-site to avoid disputes with resident Don.

Financial Strategy for Major Repairs

- John Proposed exploring special assessments for major repairs, stating, he offered to investigate how HOA loans work.
- Suzanne suggested exploring a short-term loan to lessen the immediate financial burden on residents.
- Desmond expressed strong reservations about taking on debt.
- Interim Conclusion: Major infrastructure repairs are a priority, and a significant assessment is being considered. The board will research the mechanics of an HOA loan before making a decision.

Next Meeting to be held on November 12th, 2026, at John Hogarth's house at 5:30PM.

Motion to end meeting made by Desmond, Seconded by Frank.

Task List:

- Desmond & Suzanne Transfer Treasurer duties at the bank and update records on Monday, 2026-10-05 2:30 PM
- Desmond will send an email notification to residents about the upcoming road work.
- Desmond will meet with Pisgah Asphalt on-site to confirm locations for patching and paving.
- Desmond, John & Suzanne will review, print, notarize, and file the encroachment agreement.
- Desmond will purchase salt and a replacement barrel.
- After salt Barrels are full send an email to residents encouraging them to help spread salt at intersections during winter.
- John & Suzanne to draft a list of questions for the attorney.
- Desmond, John & Suzanne to find and schedule a structural engineer to inspect the bridge within the next 60 days.
- Desmond will contact Glenn from Carolina Mountain Property Improvements about bridge repair options.
- John will contact Ryan Jacques for a structural engineer referral.
- Desmond will contact Dan and Tim to arrange an on-site bridge inspection.
- Desmond will contact Jason to request formal written resignation from board.
- Contact new resident Aaron Hayne to discuss his wiliness to join the board.
- Formulate draft wording on dangerous dog covenant changes and consult an attorney prior to the next special/annual association vote.
- John will formally document required remedies for Marty's runoff issue and draft a formal letter/email to Marty about the potential landslide to be reviewed by the board.
- Research the new state law requiring an annual HOA report and share the link.
- Investigate the process and requirements for an HOA loan.