

Legra's River Country POA  
Board Meeting via (Google Meet)  
4/16/2025

Agenda:

New and Ongoing Business

1. Additions / changes to agenda.
2. Approval of March minutes.
3. Financial report: receipts and disbursements
4. Updates on Maintenance / work approved in February.
5. Communications from / with owners.
  - a. Manso: request for reimbursement of out-of-pocket costs relating to new home construction on Happy Mayra.
  - b. Turner: partial payment received and note alleging that lots have been combined as a single lot.
  - c. Thigpen letter / River Aspen
6. Returned mailings / address updates for owners.
7. Set date for the next Board meeting and possible date for a general meeting of members.

The meeting opened at 6:05pm. In attendance Dan Culver, Dan Dean and Todd Duncan. Richard Bradford was able to attend the meeting at 7pm.

Min from March approved

1. Not on agenda – discussion on hiring attorney to reopen POA Truist account that was closed against the new boards wishes in 2024 when the previous board resigned. Todd Duncan will meet with his attorney at his expense to explore options.
2. Response to discussion. Todd Duncan has volunteered to make a comprehensive list of all of the POA's roads so that we can start to determine road conditions and start to create a priority for repairs.
3. Financial report
  - a. 75 owners have paid their dues for 2025, \$17,700 in total (\$22,752.72 balance)
  - b. Quarterly financial report will be created (Dan will help Ana) and posted on the site for all owners at the end of each quarter. All 3 yes.
4. Updates on Maintenance
  - a. Road repair was completed on Happy land and Happy River. The road was damaged in the storm. Had to have done to stop road from being completely destroyed.
  - b. Road storm drains were cleaned out on Happy Ridge to help reduce erosion on the primary access into subdivision.
  - c. Conversation on which roads need the most work. The top contenders are Happy Ridge and Happy River. Todd Duncan requests that new estimates

be done for those two roads for three options, crush and run, asphalt, or chip and tar.

- d. In the Interim the board members will purchase crush and run directly from the quarry and attempt to fill holes on Happy Ridge to reduce the extreme damage. The estimated date for this is May 2<sup>nd</sup> 10am.
5. Communications from / with owners.
  - a. Manso: request for reimbursement of out-of-pocket costs relating to new home construction on Happy Mayra.
    - i. The board agreed unanimously that all requests for road repairs MUST be made in advance and any work an owner does on their own without working with the POA Board is at risk of being completely out of pocket. Each and every request for road repair and priorities must be worked through the POA Board for completion due to funding and overall poor condition of many of the POA's roads.
  - b. Turner: partial payment received and note alleging that lots have been combined as a single lot.
    - i. As the lots are separated on both the Deed and the subdivision PLAT and assessments are clearly defined by number of lots as detailed in the subdivision PLAT, the board unanimously determined that the original assessment sent to the owner was valid and a responding email will be sent to the owners requesting full payment of their assessment.
  - c. Thigpen letter / River Aspen.
    - i. Low owner has issues with paying POA fees as they state their driveway is located on a state-maintained road and that the road (Aspen Dr) that leads to their other lots is impassable. Board members traveled to Aspen Dr and there is a locked gate across the road (no road sign) but after the gate the road itself appears to be passable from what can be seen from the main road. Board members will work to bypass the gate and reconnoiter the rest of the road for usability. As the lots are part of the association and owners are not able to voluntarily separate from the POA the board determined the lot assessments were valid and a responding email to the owners will be sent from the President.
6. Returned mailings / address updates for owners.
  - a. All returns (unopened) have been noted, and all address updates have been recorded.
  - b. Todd Duncan will work with Dan Dean to ensure tracking is streamlined into the records for historical value and tracking.
7. Request by Todd Duncan to move to a paid Google account for the POA to access the shared Google platform and capabilities. Voted all in favor. Todd will also work with Dan Dean to configure Google account access by the entire board.
8. Discussions were had about the upcoming annual meeting and elections. The potential location is the pavilion at the river. Open to suggestions on alternate

locations. Tentative date is 16 August (Saturday) and coordinate a potluck for the occasion.

9. Next meeting set for 6pm on 14 May.

10. Meeting adjourned at 7:43 PM.

POA Secretary: Todd Duncan

[Todd.Mi.Duncan@gmail.com](mailto:Todd.Mi.Duncan@gmail.com)

Dated: 4/16/2025