

10 November 2024

Scheduled Legra River Country POA board meeting

Meeting started at 1pm. Board members in attendance were Richard Bradford, Dan Dean, Todd Duncan, Ana Cabrera, and Dan Culver

**Agenda:**

- Call to order.
- Approved minutes of last meeting.
- Changes to agenda for 11/10/24.
- Reports from action items undertaken at the last meeting.

**New Business**

- **Financial matters:**
  - **Status of financial position, receipts, invoices due:** A check was received from outgoing treasurer Arther Costa in the amount of \$16,107.22. For unknown reasons the existing bank account was closed, and the remaining funds were sent to the new board. A box of POA documents were sent to the new board which included electric bills, River Country POA PLAT, expense reports for years 2021-2024, calendar year 2024 bank statements, spreadsheet of current member dues status, and other various POA documents.
  - **Banking:** Richard Bradford, Dan Dean and Ana Cabrera made plans to meet with Truist in Sparta on 12 November to sign banking resolution and other necessary documents.
  - **Budget preparation and determination of assessments:** Discussions were held to organize and sift through the documents provided by the previous board to determine effectiveness of the current budget briefly described in the 2024 expense report provided. Specifics of budget can be found on the POA website. Although many of the items the board agreed are required; the names and/or contact details for the vendors being used was not provided such as maintenance and liability insurance. Richard Brandford and Dan Deal will be reaching out to Arthur Costa to try and get this information and supporting documentation.
  - **Delinquencies in payment of assessments:** Discussion were had of best approaches to collecting delinquencies without resorting to litigation. There was no resolution until a better review of existing payments received could be conducted. Once that is done a letter will be sent to notify delinquent owners and request that they become current with their payments so that association maintenance and repairs can be completed.
  - **Current Assessments:** The records turned over to the board show that a large number of lot owners have not been paying their POA fees and many members with multiple lots were only paying one fee. The board discussed and agreed that as per the existing CCR's, all owners would be subject to a per lot fee and not a single fee assessment for multiple lots. Currently there is a flat \$150 per lot fee and there is no distinction between improved and unimproved lots. The Board agreed that only once a working budget was completed could the discussion be

had if current fees would be able to support the budgetary needs of the association.

- **Blue Ridge Energy charges:** The association is paying for services currently not in use; primarily for meters at the gates which are not in an operational status. The board agreed that existing security light poles within the association should remain on for security and safety reasons but if possible we need to reduce costs for maintaining electric gates for both entrances that are no longer working. Todd Duncan has been tasked to get further details from Blue Ridge and figure out the way forward to reducing these monthly costs if possible.
- **Communications:**
  - **Electronic communications, use of a website, email, electronic meetings and determining a new association local mailing address:** The board discussed and agreed that we will start to use Google Meet to allow members to attend board meetings remotely and alleviate the fact that there is no local office for the board to use at this time. Details for attending board meetings for those interested will be sent out via email to those interested.
  - **New associations contact information:** The board agreed unanimously that a local post office and an association web site would be the best way to organize board communication between the board and members. The board is currently in the process of placing POA public documentation onto the website for anyone to view. Private information will not be posted to the site. The following communication resources are available to all members:
    - **Website:** [www.legrasrivercountrypoa.org](http://www.legrasrivercountrypoa.org)
    - **Email Address:** [legrasrivercountrypoa@gmail.com](mailto:legrasrivercountrypoa@gmail.com) (has not changed)
    - **Current Mailing address:** Legra's River Country POA  
P.O. Box 13  
Grassy Creek, NC 28631
- **Organizational:**
  - **Association Tax returns:** Alleghany NC County taxes have been paid for 2024 as per the 2024 expense report. State and Federal Tax returns have not been filed in recent years. We lack the necessary records to file for tax year 2024 but will need to research and address.
  - **Liability Insurance:** Liability insurance is in the 2024 budget, but documentation was not turned over to the new board. Request has been sent to determine current insurance status.
- **Road maintenance:** The board unanimously agreed that the conditions of the roads were our highest priority next to existing mandatory expenditures (electric, insurance, etc.... Discussions were had to identify priorities for maintenance, incremental measures to make roads passable for owners and EMS, Fire, law enforcement, storm damage, and routine maintenance. The board agreed that the previously obtained estimates were not only unachievable with the special assessment previously sent out to association members, but the estimates themselves did not cover all of the concerns and issues to resolve.
- **Association members requests and/or issues:** Members of the board received two complaints about property owners' use of their property or common areas. Board

discussed the merits of the complaints and agreed that the President of the Association would reach out to discuss the concerns with the owners of those properties to resolve without any official notice requirements as a first step; if issues are not resolved then the board will review further options. Additional details will be provided if formal official notices are required to remediate the offences.

- **Additional items:**

- Next board meeting is currently scheduled for 11 December 2024. The board has determined that monthly board meetings would be beneficial during the transition and until issues are addressed.
- **Due Outs:**
  - Richard Bradford, Dan Dean and Ana Cabrera made plans to meet with Truist in Sparta on 12 November to sign banking resolution and other necessary documents.
  - Richard Bradford and Dan Dean will reach out to the previous board to request additional financial and association documents that were not provided to this point.
  - Todd Duncan will contact Blue Ridge Energy to determine if the monthly costs can be reduced.
  - Richard Bradford will informally reach out to lot owners to which complaints were made to try and resolve issues.

The board meeting came to an end at 2:30pm.

POA Secretary: Todd Duncan

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Date: 10/22/2024