

**LEGRAS RIVER COUNTRY POA**  
**Board of Directors Meeting Minutes**

**Board Mailing Address:**

Legra's River Country POA  
P.O. Box 13  
Grassy Creek, NC 28631

**Official Email:**

[legrasrivercountrypoa@gmail.com](mailto:legrasrivercountrypoa@gmail.com)

**Board Members 2026:**

- Richard Bradford – President
- David Rodriguez—Vice President
- Dan Dean – Treasurer
- Todd Duncan – Secretary
- Alexander Bestard – Member

**Date:** 04/08/2026      **Time:** 6:00- 7:19 PM

**Location:** Google Meet

**1.) Call to Order**

The meeting was called to order at 6:00 PM by President Richard Bradford.

**2.) Roll Call**

***Board Members Present:***

- Richard Bradford—President, David Rodriguez—Vice President, Dan Dean—Treasurer, Todd Duncan—Secretary, Alexander Bestard—Board Member.

***Board Members Absent:***

- N/A

***Homeowners Present (if recorded):***

- Leo Fraga, Judy Fraga.

**3.) Approval of Previous Meeting Minutes**

The minutes from the March meeting were reviewed and **approved unanimously**.

**4.) Treasurer's Report**

- Assessment collections continue to be received but remain below total annual projections.

Treasurer's Report—Provided via Email to Board Members on 4/8/2026

Previous Balance	\$45,244.21	
Deposits (Dues)	\$7,285.00	
Utilities -	\$88.45	Blue Ridge Energy
Ronnie Halsey -	\$1,500.00	Tree removal
Current Balance	\$50,940.76	

## 5.) Road Conditions and Maintenance Discussion

- Road work commenced on **Happy River Road**.
- Contractor (Halsley) has:
  - Removed old asphalt and concrete
  - Re-trenched and repaired ditches
  - Addressed erosion issues
  - Applied crush-and-run material
- The board noted **significant improvement in road smoothness and stability**.

## 6.) Assessment Collections and Owner Communications

- A general discussion was held regarding communications from property owners.
- The board emphasized maintaining awareness of owner concerns and improving communication where necessary.

### 6.1 Late Fees

- Approximately 150 property owners are currently deficient (full or partial balances).
- Some owners are making partial or lot-by-lot payments.
- The treasurer and secretary will coordinate records to ensure accuracy and avoid errors before issuing notices.

## 7.) River Pines Subdivision Status Discussion

- Paragraph 13 of the covenants was reviewed regarding assessment authority.
- It was discussed that certain River Pines lots **utilize POA-maintained roads for access**.

### Motions & Votes

- **Late Notices to River Pines Owners:**
  - Vote: **3 in favor / 2 opposed**
  - **Motion passed**
- **Obtain Legal Counsel:**
  - Vote: **Unanimous approval**
  - **Motion passed**

### Action Item

- President Richard Bradford will contact Heather Klein to schedule a consultation.

## 8.) Next Board Meeting

The next meeting is scheduled for:

**May 6, 2026 at 6:00 PM**

(Google Meet – Virtual)

## 9.) Adjournment

The meeting was adjourned at **7:19 PM** by President Richard Bradford.

*Alex Bestard*

Alexander G. Bestard—Board Member

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