

LEGRAS RIVER COUNTRY POA
Board of Directors Meeting Minutes - 8/12/2026

Board Mailing Address:

Legra's River Country POA

P.O. Box 13

Grassy Creek, NC 28631

Official Email:

legrasrivercountrypoa@gmail.com

Board Members 2026:

- David Rodriguez—A/President
- Dan Dean – Treasurer
- Todd Duncan – Secretary
- Alexander Bestard – Member
- (Vacant Position)

Date: 08/12/2026 **Location:** Google Meet

Time: 6:00 PM to 7:24 PM

1.) Call to Order

The meeting was called to order at 6:00 PM by A/President David Rodriguez.

2.) Roll Call

Board Members Present:

- David Rodriguez—A/President, Dan Dean—Treasurer, Todd Duncan—Secretary, Alexander Bestard—Board Member.

Homeowners Present (if recorded):

- Richard Bradford, Leo & Judy Fraga

3.) Approval of Previous Meeting Minutes

A motion was made by Daniel Dean and seconded by Todd Duncan to approve the minutes from the previous meeting. The motion was approved unanimously.

4.) Treasurer's Report

The Treasurer's Report was distributed to the Board by email before the meeting.

As of August 12, 2026, the Treasurer reported:

- Previous checking account balance: \$29,734.99
- Assessment payments received: \$10,980.00
- Insurance expense: \$2,419.00
- Blue Ridge Energy expense: \$88.45
- Postal expense: \$247.15
- Bank charge: \$3.53
- Current checking account balance: \$37,956.86

5.) Unfinished Business

A.) River Pines: The Board met with Attorney Heather Klein to finalize the necessary arrangements. The assignment of declarant rights from the Pedro Hernandez Revocable Trust was recorded with the Alleghany County Register of Deeds.

B.) Road Maintenance and Planning

- The Board discussed obtaining quotes for a recurring road maintenance plan to help preserve recent road improvements.
- The Board will obtain a quote from Ronnie Halsey, and Townsend. The quotes will be reviewed by the Board at the next meeting.

C.) Right-of-Way Encroachment – Lot 28

The matter remains pending receipt of a letter from the adjacent property owners. The property owner will follow up with the Board if any additional assistance is needed.

D.) Delinquent Assessments

- The Board reviewed the current deficiency reports. At this time, no additional delinquency notices will be mailed, as all owners currently identified as delinquent have previously been mailed a late-fee notice.*
- The Board plans to begin the lien process for properties with outstanding 2025 and 2026 assessments, subject to the Board's review and applicable requirements.*

E.) Annual Owners Meeting

- The annual owners meeting is scheduled for October 24, 2026, at 2:00 PM at the Sparta VFW. The hall has been reserved.*
- The Board will prepare the final draft of the annual meeting notice for Board approval. Following approval, the notice will be mailed to all members, and the Treasurer will also post the notice on the Association website.*

6.) New Business

A.) Road Repair Invoice

The Board discussed an invoice submitted by Chad Walser concerning road repairs on Legra Road. The Secretary will request an itemized invoice detailing the work completed.

The Board reaffirmed that Association policy requires approval by the Board before work is performed in order for the Association to consider payment for work completed on behalf of the Association.

B.) Board Reorganization

- Secretary Todd Duncan made a motion to fill the vacant President position with David Rodriguez and to fill the vacant Vice President position with Alexander Bestard.*

The motion was approved unanimously.

The Board's current officers and positions are:

- **President:** David Rodriguez, **Vice President:** Alexander Bestard, **Treasurer:** Daniel Dean, **Secretary:** Todd Duncan & **Member-at-Large:** Vacant.*

C.) Annual Board Elections

The upcoming election of directors at the October 24, 2026, Annual Owners Meeting.

David Rodriguez and Alexander Bestard each have one year remaining on their current terms.

Todd Duncan and Daniel Dean have completed their respective two-year terms. Accordingly, three director positions will be subject to election at the Annual Owners Meeting.

*Any Association member may submit a nomination. Nominations must be received no later than **October 16, 2026**, and must be postmarked no later than **October 10, 2026**.*

7.) Next Meeting

The next regular meeting of the Board is scheduled for September 2, 2026, at 6:00 PM.

8.) Adjournment

There being no further business, President David Rodriguez adjourned the meeting at 7:24 PM.

Respectfully submitted,

Alex Bestard

Alexander G Bestard—Vice President