

Legra's River Country POA
Board Meeting via (GoogleMeet)
8/8/2025 Minutes

Call to Order at 6:04pm.

In attendance were Todd Duncan, Dan Dean and Dan Culver.

1. Approval of July minutes.
 - a. All approved (delay)
2. Financial report: receipts and disbursements
 - a. No new updates.
 - b. Quarterly financial report posted on website.
3. Updates on Maintenance / work for roads, and any tree work needed.
 - a. Ponds – Richard update – Not in attendance, no update.
 - b. Road work:
 - i. Chris Townsend started the agreed upon road work on 7 and 8 August. They cleared and repaired drainage, scraped the road and added 120 tons of Crusher Run then used a skid steer with roller attachment to pack it all down. Road work was done from the back gate (Happy Deer) along Happy Land and ended at the top of Happy River. Additionally from Happy Land to the end of Happy Bird. Board members Todd Duncan and Dan Culver oversaw the project and reviewed the completed result. Todd and Dan then discussed with Chris Townsend of what he recommended as some areas didn't seem to have as much rock as initially desired.
 - ii. The board voted 3/0 (1 in absentia) to approve more crush and run put down as the ground was soft and existing rock is not enough. Work is to be completed on Monday (weather dependent).
 - iii. The board then voted 3/0 (1 in absentia) to have Townsend complete the other two road projects. The first being on Happyland Rd from a portion of Clearwater River Lot 40 to approximately Lot 46, excluding the concrete section. The second being on Happyland Rd from Happy Woods (end of asphalt) to Lucky Hill Rd and then on Lucky Hill road to the end of the POA at the top of the hill.
 - iv. Total estimated costs to complete all projects is \$21,544 depending on amount of Crusher Run required to adequately complete the job.
 - c. Tree work – Tree estimates for Happy Land Tree (Todd) – Not enough votes to remove tree on happy land. Current estimate is for \$1,500 to remove. Richard Bradford expressed concern of removing tree without first contacting the land owner. Dan Dean is getting second estimate from Juan Garcia, if the estimate from Juan is under \$750 the board voted 3/0 to commence work to remove the tree for safety reasons. Dan Culver is contacting Enrique Diaz (impacted home owners POA President) to contact owner to get permission to remove tree before work commences.

4. Communications from / with owners.
 - a. Board members discussed letter from own citing issues with payment of assessments as they felt it was not being used in their area effectively.
 - i. Richard Bradford will once again respond (second letter with this complaint).
 - ii. Board agreed that although a concern, the road identified has evidently not been used for many years and the owner voicing concern had road access to all of their properties that are in good condition.
 - iii. Board must prioritize road repairs with the limited funds available and there are other pressing major road concerns with a higher priority. The board will continue to monitor potential road use as well as what can be done to access it with minimal costs (volunteers to remove fallen trees?)
 - b. Notice to owners
 - i. Late fee's
 1. How much and how to implement. All agreed to include it in the next owner's notice. Richard will insert it into the draft.
 - ii. Lien on property owners 2+ years in arrears.
 - iii. Set a date for the annual meeting
 1. Need location to conduct in person meeting with access to internet so that we can have both a virtual and in person meeting. Richard volunteered to find a location.
 2. Tentative date of 13 Sep (Saturday) pending
 - iv. Mailers:
 1. Announcement for annual meeting and how to attend.
 - a. Virtual attendance through Google Meet directions will be emailed to anyone interested. Sent out within a week of meeting.
 2. Election notice:
 - a. Two open board spots to be elected.
 - b. Self-nominations
 - c. Nominations posted NLT a week prior to meeting on the web site.
 - d. All nominations will be posted on the website no later than one week prior to meeting.
 - e. Voting:
 - i. In person paper ballots can be used at the meeting.
 - ii. E-voting – Downloadable ballot will be found on the website for download and email submission. All votes must be in NLT 5pm EST 15 September to count.
 3. Changes to the bylaws or CCR.
 - a. Board recommended changes to the bylaws to be posted on the website and then voted on during the

annual meeting in person or via email. All votes must be in NLT 5pm EST 15 September to count.

4. Adjustment to the per-lot dues.
 - a. Board recommended increase to \$300 for unimproved and \$450 for improved lots. This would generate approximately \$91,650 per year with full compliance. Board estimates approximately \$500,000 worth of road and POA maintenance is required.
5. Missing and late payments.
 - a. Late fees are being assessed at the legal amount of ****Richard fill in**** (10% per month for amount owed compounded?)
 - b. The process of placing a lien on properties will be considered by the board once lots are more than 2 years in arrears or on a case-by-case basis by majority board votes.
6. Include a reminder/invoice for those that have yet to pay their dues, highlighting pending late fees soon to be added to their assessments.

5. Next board meeting will be at the annual gathering

Adjourned at 7:25 PM.