

Legra's River Country Property Owners' Association

PO Box 13
Grassy Creek, NC 28631
legrasrivercountrypoa@gmail.com

Dear Owner

We are writing to you as the newly elected board of directors for the Legra's River Country Property Owner Association (POA). Our goals include increasing communications with all the owners and greater transparency of the POA operations and financial matters. We welcome your questions and input.

North Carolina General Statute 47F-3-103(f) requires that we provide the names and addresses of board members to you.

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|------------------|------------------------------------|------------------------------------|
| Richard Bradford | PO Box 13 Grassy Creek NC 28631 | Board member and President |
| Dan Dean | PO Box 13 Grassy Creek NC 28631 | Board member and Vice President |
| Ana Cabrera | PO Box 13 Grassy Creek NC 28631 | Board member and Treasurer |
| Todd Duncan | PO Box 13 Grassy Creek NC 28631 | Board member and Secretary |
| Dan Culver | PO Box 13 Grassy Creek NC 28631 | Board member |

The POA is a North Carolina non-profit corporation. We have had informal contacts with Legra Land Investors' office in Florida and received very helpful assistance from Arthur Costa as the sole remaining board member from the prior POA board. As directors, we are transitioning the corporate office and records to North Carolina. This move may require several months. During that time, we ask for your patience. We, and you, have other commitments, but we are dedicated to improving the POA and your opportunities to participate.

You may have specific concerns about River Country, and we encourage you to let us know your priorities. We will begin working on a budget for the next fiscal year as we obtain more information from the historical records. The common roads seem to have the greatest priority and the potential solutions range in cost. We expect that repairs will have to be prioritized so that the main entrances and roads have the highest priority.

One of our highest concerns relates to improving communications with you. We would like to take advantage of email, texting, electronic meetings or similar methods to improve communications. US Mail is costly and we believe electronic communications will be a welcome improvement. We have created a website for the POA where we will publish information: legrasrivercountrypoa.org. Please return the enclosed contact information form or email the information to legrasrivercountrypoa@gmail.com. We have

tried to update addresses for all owners, so please let us know any updates to your mailing address.

We would like to establish some committees including board members and lot owners to consider specific issues. We think that will help achieve greater transparency into the issues and decisions affecting all of us. We also think it will improve communications and a sense of community. Some ideas are included in the contact form.

Current projects and plans include:

- Holding regular meetings of the Board, and regular meetings for owners.
- Establishing a budget. The budgeted expenses are used to establish annual assessments.
- Eliminating unnecessary expenses such as electric bills for meter bases at the electronic gates, as those are not operable and have not been used for quite some time.
- Prioritizing road repairs. We plan to focus on the main access roads first (Happy Ridge, Happy River).
- Liability insurance for the POA. No policy is in place currently.
- Align annual assessments with the bylaws. The bylaws require a two-tiered assessment with one amount for unimproved lots and a higher amount for improved lots.

Contact Form

Owner name: (fill in from mailing list)

Mailing address: (fill in from mailing list)

Correction to mailing address:

Email address: _____

Telephone numbers: Cell _____

Other _____

Preferred contact:

_____ email

_____ text

_____ US Mail

Would you participate in electronic meetings such as Zoom, Google Meet or other?

_____ yes / _____ no.

Committee interest:

_____ committee to consider road repair alternatives,

_____ committee to consider the common areas and particularly the dams for the ponds,

_____ committee to consider amendments to the bylaws,

_____ committee to consider amendments to the restrictive covenants,

_____ committee to consider long range planning,

_____ other committees: