

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

Board Members 2025:

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

Date: 12/10/2025

Time: 6:00 PM – 7:33 PM

Location / Google Meet Link: meet.google.com/yca-qkqd-nji

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:

- None

Homeowners Present (if recorded):

- None

3.) Approval of Previous Meeting Minutes

- Minutes not provided.

It was agreed that Board Member Alex Bestard would be responsible for meeting minutes going forward.

4.) Reports

4.1) Treasurer's Report

- Treasurer Dan Dean provided updates on 2025 dues and account activity.
- \$300 collected in dues since the last meeting.
- No new financial concerns noted.

5.) Old Business

5.1) Tree Policy

- Board responsibility limited to trees affecting roads and common areas.
- Private property disputes remain owner responsibility.
- No new tree policy adopted at this time; this will be addressed at next year's meeting.

6.) New Business

6.1) Late Fees

- Board approved a 10% per month late fee per delinquent lot.
- Vote in favor was unanimous.

6.2) Unmaintained Lots

- Enforcement remains with lot owners per covenants.
- No new policy required.

6.3) Road and Gutter Maintenance

- Main roads and gutters to be cleared of leaves and debris when weather permits.
- Previously contracted vendors will be contacted for availability.

6.4) Mailing and Communication

- Final letters for 2026 POA budget assessments and updates to be prepared, reviewed, and mailed.
- Board members will coordinate printing, labeling, and mailing internally.

6.5) Next Board Meeting

- Scheduled for Wednesday, January 7, 2026. 5 PM - 6:30 PM
- Start / End time may be adjusted to accommodate scheduling conflicts.

7.) Announcements

- None beyond discussion of next meeting.

8.) Adjournment

- Motion to adjourn made by Richard Bradford.
- Meeting adjourned at 7:33 PM.

Alex Bestard

Alexander G Bestard - Board Member

(305) 343-0324

alexbestard3760@gmail.com