

11 December 2024

Scheduled Legra River Country POA board meeting

Meeting started at 6pm virtually via Google Meet. Board members in attendance were Richard Bradford, Dan Dean, Todd Duncan, Ana Cabrera, and Dan Culver

Agenda:

- Call to order.
- Approved minutes of last meeting with minor changes.
- Reports from action items undertaken at the last meeting.
 - Richard Bradford, Dan Dean and Ana Cabrera made plans to meet with Truist in Sparta on 12 November to sign a banking resolution and other necessary documents.
 - Board members had no issues at the bank and things were successfully setup to allow for board member access and payments to be made for POA business and expenses.
 - Richard Bradford and Dan Dean will reach out to the previous board to request additional financial and association documents that were not provided to this point.
 - Attempts were made to reach out to previous treasurer, Arthur Costas, but there were no response. As Mr. Costas was the only active board member when the new board was elected he is the only POC available to request additional information on past expenditures and budgets along with any ongoing improvement recommendations and agreements with vendors.
 - Todd Duncan will contact Blue Ridge Energy to determine if the monthly costs can be reduced.
 - Richard Bradford will informally reach out to lot owners to which complaints were made to try and resolve issues.

New Business

- Establishment of bank account at Truist in Sparta
- Reports from actions approved Nov 10.
 - Update on additional records or information from the previous board.
 - POA liability policy.
 - Richard Bradford requested information from New River Insurance agency (Sparta) Erie Insurance and Kelly Murphy (Sparta) Nationwide Insurance. No information has been returned yet. The board recommends requesting neighboring POA's on who they use. Ana Cabrera volunteered to reach out to State Farm Insurance as well.
 - Resolution of complaints regarding unauthorized use of property.
 - Both property owners agreed to address the issues without formal notice.
 - Blue Ridge Energy, i.e., power at gates.
- Letter to owners – review draft and approve or revise before mailing.
 - Notice of assessments
 - Website and contact form

- Financial matters:
 - The board is still sifting through items turned over to try and establish a working budget as well as raising funds for road work.
 - A budget must be finalized before large project spending.
- Communications:
 - POA email was turned over to new board.
- Maintenance:
 - Estimate was obtained to repair drainage and ditches. Happy River, Happy Land, Happy Ridge. Additional estimates are being sought as well as expanded for other roads. Runoff areas must be fixed before road maintenance is done so new roads don't wash out immediately.
- Association members requests and/or issues:
 - Happy Eden – Tree down. Size restricts ability to remove. Richard Bradford will look into options for paid removal.
- Additional items:
 - Next board meeting is currently scheduled for 8 January 2025 at 6pm.
 - **Due Outs:**
 - Dan Dean is researching additional bids for gutters as well as road repairs.
 - Todd will finalize an accurate mailing list so that POA notices can be sent out.
 - Board members will get letters out to POA.
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The board meeting came to an end at 7:30pm.

POA Secretary: Todd Duncan

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Date: 12/11/2024