

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: 01/07/2026 **Time:** 6:00 PM – 6:44 PM

Location : Google Meet

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.

Board Members Absent:

- Alexander Bestard – Board Member.

Homeowners Present (if recorded):

- None

3.) Approval of Previous Meeting Minutes

- December 2025 meeting minutes were previously prepared and posted online.
- No amendments were requested during the meeting.
- It was noted that **Alexander Bestard** remains responsible for preparing official meeting minutes going forward.

4.) Reports

4.1) Treasurer's Report

- Treasurer **Dan Dean** reported the receipt of an additional **\$450 in dues**.
- A payment of **\$1,800** was issued to contractor **Juan Garcia** for road and gutter cleanup on **Happy River Road** and **Happy Ridge Road** (72 man-hours at \$25/hour).
- Current checking account balance reported as **\$10,693.97**.
- Outstanding payable includes approximately **\$164** related to prior mailing expenses.
- POA insurance renewal is upcoming; no immediate concerns noted.
- Fourth quarter 2025 financials have been posted to the POA website.

5.) Old Business

5.1) Lot Five (Nunez Property) Cleanup

- Ongoing communication with the Nunez family regarding debris removal.
- Cleanup challenges include extensive debris, overhead wires, and non-combustible materials requiring hauling rather than burning.
- Contractor is coordinating directly with the property owner to provide pricing.

5.2) Road and Gutter Maintenance

- Board discussed prioritizing gutter and ditch clearing on **recently improved roads**, including **Happy Land Road**, to prevent erosion and protect prior roadwork investments.
- Consensus reached to focus on **critical areas first**, rather than full-road clearing, to control costs.
- Contractor estimates and/or capped man-hours will be requested before additional work proceeds.

6.) New Business

6.1) 2026 Assessments and Invoicing

- **Todd Duncan** reported progress on preparing 2026 invoices using prior-year data.
- Invoices will reflect unpaid 2025 balances where applicable as separate line items.
- Target mailing timeline: **within the next two weeks**.
- Late fees will be enforced consistent with prior board approval.

6.2) Insurance Review

- Treasurer suggested exploring insurance rate comparisons.
- President noted limited market availability for POA coverage and no clear expectation of improved rates.
- No committee formed at this time; issue may be revisited if premiums change significantly.

7.) Next Board Meeting

- **Scheduled:** Wednesday, **February 4, 2026**
- **Time:** Tentatively **6:00 PM**, subject to confirmation based on board availability
- **Location:** Google Meet (virtual)

8.) Adjournment

- Motion to adjourn made by **Richard Bradford**.
- Meeting adjourned at approximately **6:44 PM**.

Alex Bestard

Alexander G Bestard - Board Member

(305) 343-0324

alexbestard3760@gmail.com