

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 2026:

- David Rodriguez – A/President
- Dan Dean – Treasurer
- Todd Duncan – Secretary
- Alexander Bestard – Member
- (Vacant Position)

Date: 07/8/2026 **Location:** Google Meet

Time: 6:04 PM – 7:34PM

1.) Call to Order

The meeting was called to order at 6:04 PM by A/President David Rodriguez.

2.) Roll Call

Board Members Present:

- David Rodriguez – A/President, Dan Dean – Treasurer, Todd Duncan – Secretary, Alexander Bestard – Board Member.

Board Members Absent:

- None

Homeowners Present (if recorded):

- Richard Bradford, Leo & Judy Fraga

3.) Approval of Previous Meeting Minutes

A motion was made to approve the minutes from the previous meeting. The motion was approved unanimously.

4.) Treasurer's Report

The Treasurer's Report was distributed to the Board by email prior to the meeting.

The Treasurer reported the following:

- Previous checking account balance: \$31,481.94
- Assessment payments received: \$2,403.50
- Tree removal expense: \$800.00
- Blue Ridge Energy expense: \$88.45
- Road maintenance expense: \$3,262.00
- Current checking account balance: \$29,734.99

The Treasurer's Report was received by the Board.

5.) Unfinished Business

A.) River Pines: The Board discussed the proposed Assignment of Declarant Rights prepared by Association counsel, Attorney Heather Klein. Board members requested additional time to review the document. It was agreed that a vote on approval of the letter would be conducted by email no later than 5:00 PM on Friday. Upon approval, Board Member Alexander Bestard will meet with Pedro Hernandez to obtain the necessary signatures and notarization so the document may be submitted for recording by Association counsel.

B.) Road Maintenance

- The Board discussed establishing a recurring road maintenance plan to preserve the improvements recently completed throughout the community.

David Rodriguez will contact Ronnie Halsey to discuss maintenance recommendations and future budgeting.

- **Ditch Cleaning:** The Board acknowledged the completion of ditch and culvert cleaning performed by Juan Garcia on Happy Ridge Road, Happy River Road, Happy Land Road, and other Association-maintained roads.

C.) Delinquent Assessments

The Board reported that 113 late notices were mailed by United States Mail on July 8, 2026, with payment due no later than August 31, 2026.

6.) New Business**A.) Board Resignation**

The Board acknowledged the resignation of President Richard Bradford from the Board of Directors, effective July 2, 2026.

B.) Aspen Drive

The Board discussed maintenance needs on Aspen Drive and agreed to contact Chris Townsend or Ronnie Halsey regarding cleanup of the roadway.

C.) Annual Meeting

The Board discussed plans for the 2026 Annual Meeting, tentatively scheduled for the end of October at the Sparta VFW Post.

Three Board positions will be up for election, each for a two-year term. Board Members Alexander Bestard and David Rodriguez will each have one year remaining on their current terms.

The Treasurer will prepare and mail a notice of the Annual Meeting to the membership.

7.) Adjournment

Richard Bradford departed the meeting at 7:17 PM.

Todd Duncan departed the meeting at 7:20 PM.

There being no further business, Acting President David Rodriguez adjourned the meeting at 7:34 PM.

8.) Next Meeting

The next regular Board meeting is scheduled for August 12, 2026, at 6:00 PM.

Respectfully submitted,

Alex Bestard

Alexander G Bestard—Board Member

(305) 343-0324

alexbestard3760@gmail.com