

Legra's River Country POA
Board Meeting via (GoogleMeet)
7/9/2025 Minutes

Call to Order at 6:00pm.

In attendance were Todd Duncan, Richard Bradford, Dan Dean and Dan Culver. Guest owners Leo and Judy Fraga and Jose and Barbara Guzman also were in attendance.

1. Additions / changes to agenda.
 - a. None
2. Approval of June minutes.
 - a. All approved
3. Financial report: receipts and disbursements
 - a. 108 people have paid.
 - b. Quarterly financial report posted on website.
4. Updates on Maintenance / work for roads, and any tree work needed. Happyland tree (Dan Dean's photo),
 - a. Ponds – Todd was unable to find anyone to do work or drain ponds for the POA. Will continue to look. In the interim Richard has offered to assist in the coordination of
 - b. Budget for current funds
 - c. Road work:
 - i. Dan Culver – Shane has done some of the road work previously and is coming this week to provide an estimate.
 - ii. Todd Duncan has reached out to Chris Townsend (recommended by owner) for an estimate
 - iii. What we need to fix. Discuss with the various road companies on the way forward.
 - d. Tree work – Tree estimates for Happy Land Tree (Todd)
5. Communications from / with owners.
 - a. Notice to owners
 - i. Late fee's
 1. How much and how to implement. All agreed to include into the next owner's notice. Richard will insert it into the draft.
 - ii. Lien on property owners 2+ years in arrears.
 - iii. Set a date for the annual meeting
 1. Need location to conduct in person meeting with access to internet so that we can have both a virtual and in person meeting. Richard volunteered to find a location.
 2. Tentative date of 13 Sep (Saturday) pending
6. Set date for the next Board meeting and possible date for a general meeting of members. August 6th at 6pm.

Adjourned at 6:49 PM.