

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:

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Board Members 2026:

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

Date: 06/10/2026 **Time:** 5:59 PM – 7:30 PM

Location: Google Meet

1.) Call to Order

The meeting was called to order at 5:59 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):

- No guest requests were received for this meeting.

3.) Approval of Previous Meeting Minutes

Vice President David Rodriguez made a motion to approve the minutes from the previous meeting. The motion was seconded and approved unanimously.

4.) Treasurer's Report

Treasurer Daniel Dean distributed the June 10, 2026 Treasurer's Report to the Board prior to the meeting. The Treasurer reported the following:

- 100 assessment invoices have been paid for 2026, totaling \$56,305.
- Previous checking account balance: \$28,678.71.
- Assessment payments received during the reporting period: \$3,455.00.
- Legal expenses: \$660.00.
- Blue Ridge Energy expense: \$88.45.
- Current checking account balance: \$31,481.94.

The Treasurer's Report was received by the Board.

5.) River Pines Matter

The Board discussed ongoing efforts to clarify and document certain property and association matters affecting portions of the River Pines area. No response or communication has been received from Pedro Hernandez. To assist with the process, the Board agreed that Alex Bestard will attempt to establish contact with Mr. Hernandez in Miami, Florida.

5.) Road Maintenance Planning

- The Board reviewed the recent road improvement work completed within the community and discussed long-term maintenance planning.
- The Board agreed to obtain maintenance recommendations and cost estimates from Ronnie Halsey to assist with future budgeting and planning efforts. The Board also agreed to seek estimates from paving contractors regarding potential asphalt improvements to association roads.
- Following discussion, the Board unanimously approved retaining Juan Garcia to perform ditch and culvert cleaning, based on prior satisfactory work and competitive pricing.
- The Board further agreed that any permanent road improvements shall be completed in compliance with applicable county subdivision requirements, including Article 8 of the county subdivision ordinance.

6.) Delinquent Assessments

- The Board reviewed the status of delinquent assessments.
- The delinquency list will be updated and late-fee notices will be mailed on or about July 1, 2026.
- The Board also discussed liens and future collection procedures regarding unpaid assessments. Further review and discussion will occur at a future meeting before any additional action is taken.

7.) Variance Request – Lot 28, River Paradise

- The Board considered a right-of-way encroachment variance request concerning Lot 28, River Paradise, located at 73 Happy Hunt Drive, Grassy Creek, North Carolina, owned by Richard and Blair Bradford.
- President Richard Bradford recused himself from all discussion and voting on the matter.
- The remaining Board members reviewed the available information, including their observations of the property and surrounding roadway conditions.
- The Board determined that the existing residence, in its present location and configuration, does not materially interfere with roadway travel, emergency access, drainage, road maintenance, road repair activities, or the Association's ability to maintain Happy Hunt Drive.
- The Board further determined that the surrounding topography and terrain are the primary limiting factors affecting any practical future widening or expansion of the roadway in this area.
- Following discussion, the remaining Board members unanimously approved the variance request and expressed no objection to the continued existence of the residence within the referenced area. The Board noted that its review was limited solely to matters affecting Association roads and common areas.

8.) Owner Communications

No owner communications requiring Board action were received.

9.) Next Meeting

The next regular meeting of the Board is scheduled for July 8, 2026, at 6:00 PM.

10.) Adjournment

There being no further business, President Richard Bradford adjourned the meeting at 7:30 PM.

Alex Bestard

Alexander G Bestard—Board Member

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