

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:

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

Date: 03/11/2026

Time: 6:01 – 7:29 PM

Location: Google Meet

1.) Call to Order

The meeting was called to order at 6:01 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):

- Lydia Serralta

3.) Approval of Previous Meeting Minutes

- Previously posted meeting minutes were reviewed.
- Motion made and seconded to approve the minutes.
- Minutes approved unanimously.

4.) Treasurer's Report

- Assessment collections continue to be received but remain below total annual projections.
- Mailing expenses increased due to postage replenishment.
- Annual River Forest dues payment was completed.
- Treasurer continues maintaining updated payment records and spreadsheets for Board review.

5.) Road Conditions and Maintenance Discussion

The Board discussed ongoing deterioration of community roads due to weather, drainage issues, and erosion.

Discussion included:

- Roads require continued maintenance and prioritization of critical repair areas.
- Full reconstruction remains financially impractical at this time.
- Temporary repair options and drainage improvements remain under consideration.
- Work will focus on the most urgent areas as funds allow.

Property Owner Lydia Serralta offered assistance obtaining preliminary contractor estimates for Happy River Road and Happy Ridge Road.

- Estimates will be forwarded to Treasurer Dan Dean for distribution to the Board.

6.) Assessment Collections and Owner Communications

6.1 Assessment Increase Inquiries

The Board reviewed multiple communications from property owners regarding the increase in annual maintenance assessments from \$150 to \$350 for unimproved lots.

Discussion points:

- Several owners expressed concern regarding the size of the increase but indicated intent to comply with payment.
- Board agreed prior communications adequately explained the increase.
- Future mailings may include additional explanatory information summarizing how assessment funds are used.

6.2 Partial Payments and Lot Assessments

The Board discussed a property owner who combined two lots into a single parcel and assumed only one assessment applied.

- Board confirmed assessments apply per lot, regardless of parcel consolidation.
- Historical billing practices may have caused confusion.
- Payments received were acknowledged, but assessment obligations remain per recorded lots.

7.) River Pines Subdivision Status Discussion

The Board reviewed attorney correspondence disputing whether certain River Pines properties are subject to POA assessments.

- Historical payment patterns indicate River Pines lots have previously participated in the POA.
- Covenants referenced in deeds appear consistent with River Country covenants.
- President Bradford will draft a formal response to the attorney.
- Decision approved unanimously.

8.) Property Transfers and Owner Inquiries

8.1 Lot Sales and Transfers

- Board discussed creating a standard communication template for attorneys or buyers requesting assessment status during property transfers.
- Treasurer will provide warranty deed documentation to update ownership records.

8.2 Donated or Gifted Lots

- Board discussed possibility of owners gifting lots to the POA.
- Consensus reached that acceptance of donated lots must be evaluated individually to avoid creating financial burdens for the association.

9.) Payment Methods

- Treasurer confirmed electronic payments via Zelle are now available.
- Zelle transactions incur approximately a 1% processing fee.
- Members to include the fee amount when using electronic payment.

10.) Next Board Meeting

- **Scheduled:** April 8, 2026 – 6:00 PM
(Google Meet – Virtual)

11.) Adjournment

With no further business, the meeting was adjourned at approximately 7:29 PM.

Alex Bestard

Alexander G Bestard - Board Member

(305) 343-0324

alexbestard3760@gmail.com