

Legra's River Country POA  
Board Meeting via (GoogleMeet)

Meeting to order at 1803 May 21, 2025

In attendance: Richard Bradford, Dan Dean, Dan Culver and Todd Duncan

New and Ongoing Business

1. Additions / changes to agenda - None
2. Approval of April minutes – Approved by consensus (Bradford, Culver, Duncan)
3. Damage to dam at the first pond on Happy Lakes.
  - a. Hurricane damage severe and worsening. Could cause localized flooding down Happy River to river.
  - b. Discussion on whether or not a permit is required for drainage or repair. Consensus is no permit required due to size.
  - c. Discussion had on way forward, drain or repair or drain some and repair. General consensus is to initially address issue by lowering water levels on all ponds to reduce potential of mass issues if damaged area fails. Dan Culver volunteered to locate pond specialist to draw down water levels in addition to provide options on future repairs.
4. Ana Cabrera's resignation – Treasurer duties have been taken over by Vice President Dan Dean. 5<sup>th</sup> board member will empty until summer elections.
5. Financial report: receipts and disbursements.
  - a. Members annual dues: Approximately 90 members have paid.
  - b. Discussion on issuance of late fee's.
6. Updates on Maintenance / work to fill Happy Ridge and Happy River.
  - a. Review of road work accomplished by residents on 2 May. Overall consensus was that the work was a positive outcome. Additional work is still required. Board's attention was brought to t
7. Communications from / with owners.
  - a. Letter from owner concerned about individual lot fees vice individual owner fees. The board discussed specifics and unanimously agreed that favoritism for certain owners not to be held to the bylaws on lot fees is not acceptable and until by-laws are changed all lots will be individually assessed.
  - b. David Sion (mobile home / modular home). Owner has requested information on mobile homes or modular homes are allowed. The by-laws address this question; mobile homes/Manufactured homes are not allowed whereas Modular homes with foundations are allowed.
  - c. The owner disputed assessment as the owner claims lots are combined. The board unanimously agreed that even if lots are merged for any reason both lots are still recognized as separate in terms of Deeded PLAT and assessments.
8. Other:
  - a. Line down (suspected phone line) on Happy Berry. Dan Culver has requested service from Skyline/Skybest to conduct repairs.

- b. Richard will make a draft notice to owners that covers upcoming elections, annual meeting and picnic as well as the vision for the future.
9. Set date for the next Board meeting and possible date for a general meeting of members. Meeting set for 11 June 2025 at 1800.

Meeting adjourned at 1911.

Todd Duncan  
River Country POA Secretary.