

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 2025:

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

Date: November 12, 2025

Time: 6:00 PM – 7:30 PM

Location: Google Meet

1.) Call to Order

The meeting was called to order at 6:00 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):

- None

3.) Approval of Previous Meeting Minutes

- Minutes not provided.

It was agreed that Board Member Alex Bestard would be responsible for meeting minutes starting December.

4.) Reports

4.1) Treasurer's Report

- Updated board on property tax status; common-area parcels are tax exempt.
- Official POA mailing address was updated with Alleghany County.
- Credit card account established for POA use.

5.) Old Business

5.1) 2026 Budget Development

- Board reviewed draft 2026 operating budget.
- Road repair, road maintenance, and general maintenance line items were reviewed and adjusted.
- Snow removal line item was removed due to impracticality on gravel roads.
- Reserve funding was included in the proposed budget.
- Budget reflects projected income based on full participation, with flexibility if collections are lower.

6.) New Business

6.1) Road Maintenance and Repairs

- Priority identified for Happy Ridge and Happy River roads.
- Drainage, ditch, and culvert maintenance identified as recurring annual needs.
- Previously obtained vendor estimates used to support budgeted amounts.

6.2) Special Assessments

- Special assessment options were discussed.
- No special assessment adopted.

6.3) 2026 Budget Approval

- Board approved the proposed 2026 operating budget, including assessments, expenditures, reserve allocation, and addition of a banking expense line item.

Vote:

Richard Bradford – Yes

David Rodriguez – Yes

Dan Dean – Yes

Todd Duncan – Yes

Alexander Bestard – Yes

Result: Motion passed unanimously.

7.) Additional Actions

- Decision made to mail 2026 assessment notices in December; supporting documentation to be posted online with a one-page summary mailed to members.
- Preparation of member communication summary delegated to the President.
- Demand letters for unpaid assessments were tabled until the next meeting.
 - Tree policy memo review was tabled until the next meeting.
- Next board meeting date confirmed for December 10.

8.) Adjournment

The meeting was adjourned by President Richard Bradford

Alex Bestard

Alexander G Bestard - Board Member

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