LEGRAS RIVER COUNTRY POA
Board of Directors Meeting Minutes – 9/2/2026
Board Mailing Address:

Legra's River Country POA
P.O. Box 13
Grassy Creek, NC 28631
Official Email:
legrasrivercountrypoa@gmail.com

Board Members 2026:
David Rodriguez— Board President
Alexander Bestard – Board Vice President
Dan Dean – Board Treasurer
Todd Duncan – Board Secretary
(Vacant Position)

Date: *09/2/2026* **Location: Google Meet**
Time: *6:00 PM to 7:42 PM*
1.) Call to Order
The meeting was called to order at 6:00 PM by Board President David Rodriguez.
2.) Roll Call
Board Members Present:
• David Rodriguez—Board President, Dan Dean—Board Treasurer, Todd Duncan—Board Secretary, Alexander Bestard—Board Vice President.
Homeowners Present (if recorded):
• Richard Bradford, Leo & Judy Fraga

3.) Approval of Previous Meeting Minutes
A motion was made and seconded to approve the minutes from the previous meeting. The motion was approved unanimously.

4.) Treasurer's Report
The Treasurer's Report was distributed to the Board by email prior to the meeting.
As of September 2, 2026, the Treasurer reported:

- *Previous checking account balance: $37,956.96*
- *Assessment payments received: $3,710.00*
- *Blue Ridge Energy expense: $88.45*
- *Aspen Drive road repair expense: $2,000.00*
- *Current checking account balance: $39,578.51*

The Treasurer reported that an error appeared in the previous month's report concerning postal expenses, which were listed as $0.10 higher than the actual expense. The error was limited to the report and did not affect any other Association records.
*The correct closing balance for the previous month was **$37,956.96**, rather than the $37,956.86 previously reported.*
B.) Assessment Deficiency Report
The Board reviewed the current assessment deficiency report.
The report reflected:

- *119 owners reported as paid*
- *93 owners with deficiencies*
- *$52,080.00 in outstanding assessments*
- *$5,208.00 in late fees*

5.) Unfinished Business
A.) River Pines:
The Board received an update regarding the assignment of declarant rights. The assignment has been filed with the county, and the Board is awaiting the official recorded copy.
B.) Road Maintenance:
The Board discussed establishing a recurring road maintenance agreement at an estimated cost of approximately $1,000 per service, with a proposed recurring schedule to be determined, potentially on a quarterly basis. A vote was taken regarding retaining Ronnie Halsey for the road maintenance work. ***The motion passed 3–1, with Todd Duncan voting against.***
C.) Aspen Drive:
The Board reported that Aspen Drive is currently accessible following clearing work performed by Ronnie Halsey, including removal of trees and brush and bush-hogging.
D.) Right-of-Way Encroachment – Happy Hunt Drive :
The Board received an update that the right-of-way encroachment matter concerning Happy Hunt Drive has been completed.
E.) Annual Meeting Notice:
The Annual Owners Meeting notice was approved unanimously and will be distributed to the membership.
F.) Happy Myra Road:
The street sign on Happy Myra Road has been reinstalled. The Board also identified significant maintenance needs on Happy Myra Road and will obtain bids for the necessary road work. The Board has received a bid from Ronnie Halsey, who has previously completed work for the Association at competitive pricing. A bid from Townsend is still pending.
G.) Neighboring Association Road Work:
The Board discussed road work contracted by Chad Walser of the neighboring association and an invoice submitted to the Association for reimbursement. The Board will request an itemized invoice before determining whether any payment is appropriate. The Board also discussed the possibility of establishing a formal road-sharing or maintenance agreement with the neighboring association.

6.) New Business
A.) Liens:
David Rodriguez will contact Attorney Heather Klein regarding initiating the lien process for delinquent assessments. The matter will be further discussed at the next Board meeting.
B.) Owner Communications:
The Board discussed owner communications, including an ongoing matter involving the Deans and the Duncans.
C.) Proposed Bylaw Amendment – Assessment Cap:
Vice President Alexander Bestard proposed a bylaw amendment establishing a 10% cap on future assessment increases. The proposed amendment would be included with the Annual Owners Meeting materials for consideration by the membership. The meeting materials will also include information regarding absentee voting and proxies. The Board discussed the proposed amendment and the membership approval requirement. A vote was taken on whether to include the proposed assessment cap amendment for consideration at the Annual Owners Meeting. ***The vote was 3–1 in favor, with Todd Duncan voting against.***

Next Meeting: *The next regular meeting of the Board of Directors is scheduled for October 7, 2026, at 6:00 PM.*
Adjournment: *There being no further business, the meeting was adjourned at 7:42 PM.*

Respectfully submitted,
Alex Bestard
Alexander G Bestard—Vice President