

Laurel Ridge Country Club Homeowners Association
Board of Directors Meeting
1/22/2026

Location: Laurel Ridge CC

Call to order: 4:00 pm by Mike Egelston

Present / Role Call: Mike Egelston, Bob Kral, Tom Hines, Kim Huston

Four LRCCHOA homeowners were present in addition to the Board members

Homeowner / HOA Member Input: HOA members vocalized appreciation regarding the recent newsletter sent via email to all homeowners; thanked the Board for having quarterly meetings in person; shared an idea about combining the quarterly meeting with a social time for new homeowners to attend and have a meet-n-greet.

Comments from the President:

- Mike Egelston indicated that Board meetings will be following more order and format similar to that of Robert's Rules of Order. Additionally, the Board desires increased participation and communication from homeowners, thanking those present today for attending. Quarterly Board meetings will be held in person and announced via email to all homeowners.

Old Business:

- Newsletter - many positive comments have been shared with Board members about the Newsletter. Goal will be to have it distributed quarterly. Homeowners are encouraged to share ideas for topics by sending an email to the HOA website.
 - 156 newsletters were sent out; 97% showed as delivered; approximately 1/3 of homeowners opened it to date. Mike Egelston encouraged homeowners to promote the newsletter to friends/neighbors.
- The newly formed LRCC Interface Committee Chairpersons, Kevin Murphy and Scott Blackwell, have developed a survey for members of LRCC that will be sent through Mail Chimp. This survey is anonymous with the goal of creating a closer relationship with the Club, increasing communication between the Club and homeowners and also allowing the Club to promote its events and activities to homeowners.
 - Bob Kral suggested that the committee chairs speak to Thom Morgan about placing promos/ads in the LRCCHOA Newsletter in exchange for utilization of the meeting room at LRCC free of charge.
- The Treasurer position remains open; the Board has not received any notifications of interest at this time. The newsletter indicated there is an opening and interested homeowners should contact the Board.
 - Treasurer's Report shared. For specific information, please contact the LRCCHOA Board via the website.
 - Autobooks was launched to send invoices to homeowners. 163 invoices were sent; 61 paid as of this date. Homeowners are encouraged to remind neighbors to check emails for billing notices. Payment process is easy. A glitch happened with an address listed on the invoice and the Board is currently working on that fix. Address cannot be a P.O. Box (the address for LRCCHOA); it will be changed to 740 Rocky Knob (address of

President, Mike Egelston). A motion was made by Bob Kral that second billing notices will be sent to homeowners who have not paid HOA fees after 30 days of the initial invoice. (unanimous vote of YES by all Board members).

- Website: changes were made to the website
 - Updated list of Board members and positions (to include open position of Treasurer)
 - Next meeting time / date / location
 - Posting of Annual meeting minutes and all recent Board Meeting minutes
 - More items to discuss in New Business; see below.

New Business:

- *Maximum Floor to Area ratio for future buildings* was addressed with the goal of having all future buildings conducive to the LRCC community. Currently, house minimum is 1800 sq. ft.; Covenants do not list a maximum number of square feet per house.
 - Tom Hines and Mike Egelston will research # of buildable lots remaining and review GIS aerial in addition to ideal sq. ft. max based on percentage of lot size. Item will be presented at the Annual Meeting to all homeowners for a vote after research is conducted.
- *Maintenance of roadside drainage ditches* was addressed. Each homeowner is responsible for maintaining ditches on individual properties in LRCC. City of Waynesville does provide maintenance 1-2 times annually. Additional maintenance is required more frequently by homeowners to prevent flooding of streets and blockages of natural waterways. A notice of drainage ditch preventative maintenance will be added to the next LRCCHOA Newsletter.
- *LRCCHOA website* is public to anyone accessing the information (not only LRCCHOA homeowners). Discussion regarding availability of online quarterly meetings resulted in agreement among the Board that meeting minutes will be posted, but not available in an online format at this time.
 - Website still needs to be updated in additional areas. Mail Chimp may be a better vehicle for LRCCHOA Board to send meeting minutes and notices. Mike Egelston will research cost of that program in comparison to current costs and report back to the Board at the February meeting.
- Discussion about the new neighborhood at the end of Laurel Ridge Drive and easement into LRCC neighborhood was initiated by Bob Kral. Concern is the amount of traffic that could be problematic for LRCC homeowners. Mike Egelston will directly communicate with Thom Morgan, owner of adjacent land, and request the proposed plan. Mike will report findings back to the Board in February at next Board meeting.

Adjournment:

The meeting was adjourned at 4:47pm.

Meeting minutes submitted by Kim Huston - 1/26/2026