

Laurel Ridge Country Club Homeowners Association
Board of Directors Meeting
2/17/2026

Location: Zoom Call

Call to order: 4:00 pm by Mike Egelston

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

Old Business:

- LRCC Interface Committee Chairpersons, Kevin Murphy and Scott Blackwell, sent a survey to all LRCC homeowners. Data results and a comprehensive summary were provided to the HOA Board. Mike Egelston will provide the executive summary to Thom Morgan for review and discussion. Scott Blackwell and Kevin Murphy are seeking additional members for this committee.
- Three homeowners have expressed interest in the open position of Treasurer. Mike Egelston will email each prospective member asking for a Bio to be shared with the HOA Board. The new Treasurer will be appointed by the Board at the March meeting and subsequently voted on at the Annual meeting in August, 2026.
- Tom Hines determined that 23 vacancy lots exist in LRCCHOA ranging in size from .53 - 10 acres. The Board will address the ideal Floor to Area ratio sq. ft. maximum for new buildings based on the percentage of lot size. This item will be presented at the Annual Meeting for a vote after more research is conducted.

New Business:

- Treasurer's Report: Interim Treasurer, Bob Kral, shared current bank balance. There are currently 55 outstanding HOA dues; a follow-up email will be sent to homeowners to remind them to pay online. Hard copies of invoices will be sent to homeowners that have not paid dues by April 1. The Board evaluated imposing late fees on subsequent delinquent accounts.
- The board reviewed the current Insurance policy (Liability). Tom Hines will solicit a competitive bid to ensure the HOA is receiving the most cost-effective coverage.
- Mike Egelston proposed various Board tasks and responsibilities.
- The next Quarterly meeting is April 30 at 4:00pm. Mike Egelston moved to authorize the Board to pay the room rental fee at LRCC, citing it is a central location and easily accessible for homeowners. Tom Hines seconded the motion; motion carried. The Board will invite all homeowners to stay after the next quarterly meeting for socialization, conversation and Board engagement; particularly beneficial for new homeowners.
- The Board deliberated on the protocols for tree removal and lot clearing. The Board will be very detailed and intentional regarding approval of tree removal, to include marking specific trees prior to the commencement of work. The Board deliberated imposing fines on homeowners that

are out of compliance. Tom Hines will prepare an article for the upcoming quarterly Newsletter clarifying the formal application process and requirements for tree removal.

- Newsletter items will include: Waynesville snow removal, roadside drainage ditch management and maintenance, tree removal / application process, and invasive plant species.
 - The Board evaluated having an arborist survey the LRCC community (to include Little Mountain Rd. residences). Mike Egelston moved to authorize the Board to cover the costs for this service to include the arborist sharing findings at the Annual meeting in August; the motion was seconded by Tom Hines. The motion carried. Kim Huston will contact a local arborist and coordinate the survey.

Adjournment:

The meeting was adjourned at 4:55 pm.

Meeting minutes submitted by Kim Huston - 2/19/2026