

**Laurel Ridge Country Club Homeowners Association**  
**Board of Directors Meeting**  
**4/30/2026**

**Location:** Laurel Ridge CC

**Call to order:** 4:05 pm by Mike Egelston

**Present:** Mike Egelston, Tom Hines, Kim Huston

**Absent:** Bob Kral

Seven LRCCHOA homeowners were present in addition to the Board members

**Comments from the President:**

- Mike Egelston thanked present homeowners for attending this quarterly in-person meeting and offered members to provide input and ask questions during the meeting. Mike Egelston indicated that Board meetings will be following a format similar to that of Robert's Rules of Order. Additionally, the Board aims to increase participation and communication from homeowners. Quarterly Board meetings will continue to be held in person and announced via email to all homeowners to share updates and information among the community.

**Old Business:**

- Newsletter - the Board will proceed with sending the newly created monthly newsletter electronically to all homeowners. Electronic communication assists the HOA with not spending funds on mailing hard copies. Mike Egelston encouraged homeowners to promote the newsletter to friends/neighbors. In addition, all homeowners are welcome to email the HOA via the website to include any pertinent information they wish to be disseminated among homeowners. The Board indicated that future newsletters also may contain an "Around Town" section with local updates and upcoming events - especially helpful to homeowners who reside in Laurel Ridge part-time.

**New Business:**

- The Treasurer's Report was shared as an attachment to the agenda. For specific fiscal information, please contact the LRCCHOA Board via the website.
  - Autobooks sent electronic invoices to all homeowners for 2026 annual dues of \$50.00 per lot. To date, 144 out of 155 residents have paid dues in full. Hard copies were mailed via USPS to those with outstanding dues. It is important that ALL homeowners have a current email address listed with the HOA. The Autobooks database has the ability to list **one** email address per household for billing; members are encouraged to ensure the email address listed is the one they frequently access and prefer to have listed.
  - A new Treasurer was appointed by the Board on 4/19/26 - HOA member, Don Tanner. Don Tanner will fulfill this appointed position until the August Annual HOA meeting, at which time, all other homeowners interested in the position of Treasurer may volunteer to be nominated. An official vote on the position of Treasurer will take place at the Annual HOA meeting.
  - The reserve fund amount was shared; (this fund was voted on and approved by HOA members at the 2025 Annual meeting). Mike Egelston explained that the fund is to be utilized for items including potential legal fees, paying for downed trees and clearing

drainage ditches when necessary (after a homeowner has been contacted to do so and has not complied). It was noted that per the North Carolina Planned Community Act, the HOA is not required to return excess funds to homeowners at the end of the fiscal year when monies are in a reserve account.

- Tree trimming was addressed. It is important for ALL homeowners to obtain approval from the Environmental Control Committee by accessing the appropriate form online and submitting it to Tom Hines, Chairperson. It is equally important that the homeowner complies with trimming and removing only the trees that were approved for trimming/removal in the application. The HOA Board is not able to patrol all areas of the neighborhood to ensure compliance; all homeowners are encouraged to email a Board member if there are questions or concerns about tree trimming, lot clearing, etc. A homeowner suggested that the HOA map be added to an upcoming newsletter, as not all lots in Laurel Ridge are a part of the HOA. Additionally, a homeowner suggested that the Board members examine the Town of Waynesville's tree topping rules and regulations. Both suggestions will be addressed by the Board.
- The Board had previously addressed accessing the expertise of a certified arborist to assist with sharing pertinent information about trim trimming, invasive plants, healthy trees, etc. Kim Huston and Tom Hines met with one arborist; the fee for him to attend an HOA meeting and share information is \$500. Kim Huston contacted several other local arborists and suggested that the Board utilizes certified arborist Andrew Thigpen, an arborist for Western Carolina University. The consultation fee for Mr. Thigpen is \$200.00 to speak at the Annual HOA meeting, plus additional costs for required research. The Board unanimously voted to approve this fee. A homeowner indicated that having a certified arborist speak to the LRCC HOA community will be very beneficial.
- The LRCC Interface Committee Chairpersons, Kevin Murphy and Scott Blackwell, sent a survey to all LRCC HOA members through Mail Chimp. This survey was 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. If homeowners have not yet completed the survey, they are encouraged to do so.
  - Survey results and an executive summary were shared in person with LRCC owner, Thom Morgan, and he subsequently shared with his staff. A homeowner suggested that survey results or the executive summary be shared with homeowners via email. Mike Egelston indicated the Board will do this in an upcoming email to all homeowners, regardless of whether they are Club members or completed the survey.
  - Kevin Murphy and Scott Blackwell are in the process of meeting with Mandy Heatherly, the LRCC office manager and membership director, to collaborate with LRCC and offer insights from homeowners, obtain and share LRCC updates, events and offerings.
  - It was noted that LRCC has recently improved food and beverage offerings and that golf cart paths are in the process of being repaired - both items were addressed in the survey.
- Late fees for HOA dues: per the NC Planned Community Act, the LRCC HOA Board can impose late fees to homeowners that have delinquent dues. Discussion of imposing late fees indicated that some fees may not have yet been paid due to incorrect email and USPS mailing addresses. The Board will gather more information and will also make additional attempts to

contact homeowners with outstanding dues (via phone number, physically placing an invoice in their LRCC HOA mailbox, utilizing LRCC as a resource, etc.). The Board indicated it does not want to vote on imposing late fees until this additional information has been obtained and utilized.

- Spectrum Communities pricing offers: a homeowner brought it to the attention of the Board that in many planned communities, Spectrum will offer discounts to the entire community for packaged/bundled services. After discussion, it was determined that this could be beneficial for the LRCC HOA members. Mike Egelston will contact Spectrum directly to determine the number of homeowners in this community that are required for the discounted pricing package and what the package includes/entails. This information will be added to an upcoming monthly HOA newsletter and discussed at the Annual HOA meeting.
- The grading on a lot on Rocky Knob was addressed by a homeowner. The Environmental Control Committee did receive and approve an application; the lot owner was determining if the lot is feasible for building.

**Adjournment:**

The meeting was adjourned at 4:44pm.

Meeting minutes submitted by Kim Huston - 5/6/26