

Laurel Ridge Country Club Homeowners' Association Annual Meeting Minutes - 8/20/26

The Annual LRCCHOA was called to order by HOA President Mike Egelston at 4:06pm. Present were 36 members and 5 Board Members: Mike Egelston, Bob Kral, Don Tanner, Tom Hines and Kim Huston.

There was a quorum (30% of the membership) represented including members who voted online and / or designated proxy votes.

Certification of Notice of Annual Meeting

It was certified that a notice of the Annual Meeting was sent via email to the membership on 7/31/26 and 8/7/26 announcing the meeting date, time and location. The meeting was conducted at the date, time and location specified.

Approval of 2025 Annual Meeting Minutes

The attendees approved the 2025 meeting minutes by acclamation.

Introduction of Board Members

Presentation by Board Certified Master Arborist, Andrew Thigpen

- Andrew Thigpen performed a Level 1 survey of the Laurel Ridge community and shared the following general information:
 - Homeowners should remove invasive species (ex: Kudzu & Honeysuckle) by spraying and cutting during the Fall months when the plant is storing nutrients in the root system. This process could take 3+ years.
 - Access the website inaturalist.org to see photos of various invasive species in Western North Carolina
 - Remove dead trees and debris that may be vectors for carrying fungus and diseases to other plants (have a certified arborist assess first)
 - Avoid clear-cutting; bare soil is not good for the environment and surrounding trees will be negatively impacted, invasive plants will grow in place of the trees. Recommendation is to replace cut trees with native shrubs or trees.
 - Remove debris and leaves from ditches to prevent drainage problems
 - Dying trees are not always dangerous; a green tree is not always healthy. Recommendation is to have a certified arborist assess the property.
 - Some insurance companies have notified homeowners to eliminate trees near the home to prevent accidents. Recommendation is to hire an arborist with Risk Assessment Qualifications to determine the necessity.
 - Andrew Thigpen can be reached at: andrewtreelc@gmail.com

President's Report

- Invoices will continue to be paid online. Please ensure the HOA Board has the correct email address for each household.
- The HOA Board will continue to send Quarterly Newsletters to all homeowners.
- The HOA Board has been and will continue to successfully host Quarterly in-person meetings held at LRCC. Please come!

Club Interface Committee Report

- Keven Murphy, committee co-chairperson, explained the purpose of this committee and shared several significant findings from online surveys that were sent to all HOA members
- It was noted that 54/157 households returned the surveys
- Approximately 30% of HOA members are also LRCC members
- In February of 2026, the committee chairpersons (Kevin Murphy & Scott Blackwell) met with LRCC leadership. Survey results were shared and discussed.
- In general, LRCC HOA intends to support LRCC.

Treasurer's Report

- Don Tanner presented the 8/1/25 - 7/31/26 Annual Treasurer's Report
- Two (2) homeowners have outstanding dues
- The 2026-2027 proposed budget was shared and explained
- The budget was approved by acclamation.

Old Business

There was no Old Business to discuss.

New Business

- The Lot across from 950 Laurel Ridge Drive is not a part of the HOA; it is being cleared and prepared for new construction.
- Property Maintenance: Homeowners are responsible for debris removal; failure to act may result in HOA-contracted removal and billing.
- Pet Policy: By-law revisions regarding leash laws and excessive barking (including fines) are being reviewed and will be put to a member vote.
- Vendor Restrictions: Following member interest, the Board is drafting a by-law to restrict vendor work on Sundays and Holidays, which will be sent for a vote.

Homeowner Comments / Questions

- The city of Waynesville installed the new stop sign at Eagle Gap and Laurel Ridge Drive; HOA members can petition the city to revert it to a yield sign if desired.

Adjournment of Meeting

The LRCCHOA Annual Meeting was adjourned at 5:03 pm by Mike Egelston