

Nicholas County Development Corporation

2026 Annual Meeting Agenda: May 17th at 2 PM; Lakeshore Event Center

- Call to order and call for ballots
- Approve the 2025 annual meeting minutes
- Introduction – board members (listed in order by service years)
 - Roger Baird, Treasurer
 - Rodney Hatton, Vice President
 - Doug Darbro, President
 - Dane Garber, Vice President
 - Kevin Zachary, Secretary
- Introduction – stockholders
- New stockholders
 - Sheila and William Benton, 211 Elderberry Drive
 - Toni and Bradley Jeffries, 130 Catnip Court
 - Jimmy and Beverly Adams, 272 Azalea Court
 - Jeffrey Parton, 123 Elderberry Drive
 - Jacob Allen, 190 Catnip Court
 - Whitney and Marcus Boyd, 129 Clover Court
- Reports
 - Tom Timmerman and Nathan Gregory
 - Megan Ritchie, Beach at Carnico

- Roy Fryman, Carnico Golf Club
- Committee updates
 - Sewer board: Denny Gallagher, Jim Biddle, and Dane Garber
 - Potential volunteer committees (beautification committee; social event committee; etc.)
 - 2026 Flotilla, Denny Gallagher
- Reports
 - Financial report, Roger Baird
 - Architectural Review Board
 - Report from members: Dane Garber, Eric Moore, Ginger Moore
 - Architectural review board election (see section D-1 in the deed restrictions)
 - President's report, Doug Darbro
- Discussion on Bylaws and Deed Restrictions
 - Plan for updates and corrections
 - Current issues with the bylaws and deed restrictions
- Open session
- Announce new board members
- Adjournment; board of directors meeting following the adjournment to elect positions.