

SEA General Meeting Minutes * 11/01/2016

At 7:11 pm President Jim Brennan opened the meeting. Jim receives a lot of emails – like 1500+ regarding our neighborhood. One topic of those emails lately is “can SEA use the term HOA?” Legally SEA cannot. The SEA does have rights to enforce covenant violations but only if they are pursued in court.

Update on Two Courts: This area of Springdale Estates was the last area to be developed. The original developer, Lester O’Neal, indicated he would bring the road up to State standards. He never did. As far as the RM agreement, these 13 homeowners in that section would need 100% agreement among themselves to pursue. To date, they do not have agreement. In light of this, the SEA Board decided to do nothing at this time.

8619 Oneal Road: Significant improvement but still more to be done. David Phillips is leveling off dirt and is supposed to seed soon. The only way we can force him to do anything is to take legal action. *(As an aside, there were no attorney fees.)* VP Jerry Goldberg mentioned he is dumping dirt on Duke Power’s right of way. Phillips continues to have truckloads of the red clay dumped on the property. There was a question from the floor asking why the dirt is being delivered. Phillips claims that it is structural dirt. To date, no building permit on the lot has been issued.

Entrance Damaged by Car: Is fixed. Looks great.

Fence Along Leesville Road: Progressing more slowly than the contractor thought, but painting is currently underway.

Board Meetings: *Will be scheduled at the beginning of the year.*

SEA Website: It was decided that solicitation emails from area not-for-profit organizations, would be allowed as a service to our community, which extends beyond Springdale Estates. There is a space on the website that local small businesses can advertise.

Treasurers Report: Paypal is working well for receiving dues with 51/240 homeowners using the option. Many people are paying dues this year vs. last year with 67% of households paying. We will be spending more in 2016 than in 2015 due to the repair of the fence – which is a \$17k job.

Lake News: Karen Rice reported that the new trash could for the dam area at the Big Lake will be there in the next couple of weeks. Van Cotter put in a plug for a fishing derby. This could be a fun community event and it would allow us to judge the quality of the fish. Due to runoff from 8619, the Lake is in not as good of shape as it used to be. However, the erosion has been reduced lately because of Wake County and NC State involvement. The landscaping around the damn needs some work.

Other: There is an issue with water run off/build up due to the construction of Baybridge and Duckview neighborhoods. There was some discussion but no plan of action was made.

A homeowner and member of SEA brought up his concerns about the timeliness of meeting minutes being posted to the website, as well as some other complaints about the SEA Board. There was some discussion about it and the meeting adjourned.