

SEA Board Meeting Minutes

July 20, 2017

Prepared by Steve Collins, Secretary

Location: Jim Brennan's Home

Time: 7PM

Attendees: Jim Brennan, Paul MacDougal, Karen Rice, Paul Nani, Andy Fuson, Steve Collins

Guests: Don Mullins, Sam Womble

The meeting was called to order at 7:04 by Jim Brennan

PRESIDENTS REPORT:

WEST ENTRANCE

The insurance claim relative to the recent accident has been handled. There has been some recent vandalism. The lettering has been partially damaged. Paul Nani has information regarding previous lettering and will be following up on replacement lettering.

GO-FUND-ME website.

The implication of SEA support of the website has been resolved. It has been taken down.

4/11/2017 MINUTES

The minutes were unanimously approved.

TREASURERS REPORT

Because of Peter's absence, there was not an official report. There was significant discussion about outstanding dues from many homeowners. Paul is updating the directory and will send out another notice with the directory. Trish Collins has volunteered to help with the directory. Peter plans to have this project completed by August 7th. Paul MacDougal also pledged to be more timely with the posting of the minutes.

OLD BUSINESS

EVALUATION OF LOWER DAM

There is still considerable confusion relative to the actual ownership of the property on which the dam is located. The state maintains the road, but claims they do not own the property. The board has been advised to have the dam inspected considering possible liability issues. Preliminary inspection could implicate that the SEA has ownership. We have decided to pursue a legal interpretation. This could be a costly endeavor, so the board has decided to obtain an estimate from a real-estate attorney. Steve Collins, being a realtor, will research and obtain an estimate by August 3rd.

BY-LAWS REVISION

An initial draft of changes was presented and is a work in progress. Andy and Don Mullins have been updating the by-laws and doing an excellent job. It was suggested that the by-laws be revised to allow voting (meaning membership voting on matters of immediate importance) other than at annual meetings. The first full draft will be submitted in August.

PROXY FORM

A new generic proxy form was developed and presented to the board by Paul MacDougal. The board was very impressed with the content of the form. One change was recommended by Andy. As a professional writer, she suggested that the different sections of the proxy be “numbered” to increase the compliance rate. In other words, “number the sections like a FedEx form to ensure all sections are completed”. The board passed the wording of the proxy and Andy will restructure the form to include numbered sections.

ROAD CONDITION – ONEAL & WESTLAKE

Previous e-mails indicated that we might cover some wash-out with gravel at the corner of ONeal and Westlake. Paul Mc Dougal pointed out that the

section in question was eroding because of a broken drain pipe. The discussion turned to the need for the state to be contacted. Andy had a similar problem with her driveway, and Peter mentioned that he had contact information for the individual at the State that may be able to help. Andy and Peter agreed to get together to put together a plan to contact the state.

NEW BUILD ON TWO COURTS

The architectural committee denied the proposal due to different setback restrictions at that site.

TEAR DOWN – ONEAL & WOODLAWN

The property owners have worked with the BOARD and the Architectural Committee and all issues have been resolved. The build is moving forward and the home is scheduled to completed in this calendar year.

Rental Interpretation

At the last meeting, Steve Collins was given the assignment of determining legal residence language relative to short term rentals.

One's official residence can be determined by IRS, or the Post Office. There is no official description as people sometimes relocate several times in one year. The real issue here was short term rentals (Less than six months) and that needs to be addressed in the neighborhood covenants.

New Business

Memorial at Woodlawn

There has been a memorial erected at the end of Woodlawn in remembrance of the Jenkins' daughter. The owners are presently ok with the situation and no action needs to be taken at this time.

BUS STOP BENCHES

There was significant discussion relative to this topic. The *"Nextdoor"* website actually insinuated that the Board was responsible for the removal of the benches. That was quickly corrected by Jim. The board received one complaint and many, many notes of support. The owner of the benches removed the benches himself. Some have asked that the Board look into providing benches at all the bus stops. The Board could offer support, but a comprehensive plan including costs needs to be presented. There are several supporters that will be getting together to develop a plan to present to the Board.

FISHING TOURNAMENT

The fishing tournament information will be posted on the website and on the community info boards at the Springdale exits.

Correction of Past Minutes

Don Mullins asked Steve Collins to propose changes to past minutes. One issue involving Jerry Goldberg and past elections was deemed to be a non-issue. Another issue regarding a quotation from the 2015 Annual Meeting Minutes [architectural committee, historical legal authority] will be corrected relative to statements 1-5....need to add, "Comment from Alan Head, Chairman of NC Bar Association". And, a correction will be made to April 18th, 2016 meeting minutes reflecting that "Peter Anderson was appointed as the DOT contact person". The board voted to make these minor changes.

Jim adjourned the meeting at 8:40.

Respectfully submitted by Steve Collins, 7-28-2017

