

## SEA Meeting Minutes

October 17, 2017

Prepared by Steve Collins, Secretary

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Location: Home of Jon & Debbie Ehret

Time; 7pm

Attendees: Jim Brennan, Paul MacDougal, Peter Anderson, Andy Fusion, Jon Ehret, Karen Rice, Steve Collins

Guest: Don Mullins, homeowner

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The meeting was called to order by Jim Brennan at 7:01 pm

### **Presidents Report**

Jim had previously e-mailed significant correspondence with neighbors relative to several issues. He did briefly discuss the culvert situation in the neighborhood and what prompted the city to re-construct the culvert at ONeal near Pinecrest. Apparently, if the Fire Dept. or Rescue squad reports a problem, they receive prompt attention.

### **Secretary Report**

Steve Collins presented the July 20th, 2017 minutes to the board. There were no corrections and the minutes were passed unanimously.

### **Treasurers Report:**

Peter reported that the Association was in sound financial position. Checking and savings accounts total \$67,600. There will be no fence repairs this year.

The board also discussed the wonderful job on the entrance lettering by **Jack Rabbit Signs**. They donated their installation labor. They did exceptional work and the Board voted to officially recognize them in the minutes. Thanks Jack Rabbit!!

Peter also reminded the board that his term will be expiring and we will need to elect a replacement for him.

## **OLD BUSINESS**

### **Lower Dam**

Steve Collins has been consulting with attorney, Diane Becker, who researched the Springdale Estates situation relative to ownership of the dam and possible responsibility.

Her findings:

- The association owns the property on which the Dam is situated
- The State of NC maintains the road “shoulder to shoulder” and hence the HOA owns the “right of way”.
- There is current legislation in place...NC DAM ACT
- To be in “compliance”, we need to register with state and complete engineering analysis. ( Steve Collins & Jim Brennan to contact the state for registration procedure)
- If the Association were negligent in the maintenance of the dam, the Association could be liable for downstream damage, as a result of possible, but unlikely breach.

The Association membership (voluntary vs required) is still under investigation. There are conflicting conclusions and Steve Collins will work with Diane Becker to resolve the issue.

Peter Anderson will also revise the 2018 budget proposal to increase Board spending limits and to set aside funds for handling the potential dam issues.

### **By- Laws Revision**

Andy Fusion and Jim Brennan have spent a considerable amount of time and effort re-writing the Association By-laws. The current by-laws are old and out-dated. The new laws focus on protecting the neighborhood and improving the efficiency of Board meetings. The proposed document was reviewed and Board members will submit suggested changes at a special Board meeting, to be held prior to the annual membership meeting in November. The Board hopes to present a final document to the general

membership at that time. Andy and Jim have done a tremendous job – thanks!

### **PROXY FORMS**

Paul MacDougal presented a new version of the Proxy voting form. With a few minor changes the new form was unanimously approved.

### **ROAD CONDITIONS**

Paul and Peter reported on Westlake and ONeal. There is shoulder erosion and overall the neighborhood roads are in very poor condition. Peter has reached out to the State on multiple occasions with little success. Andy Fusion offered a new contact to Peter who may be more helpful. Peter will follow up.

### **NEW BUSINESS**

***Leesville Road*** – As a result of the recent Bond vote, it appears the Leesville Road will be widened to 5 lanes from Westgate to the Leesville High School entrance. It is unclear which properties will be impacted the most, but our ONeal entrances will most likely be impacted. Jim will meet with the City to determine probable impact and compensation from the City.

Due to personal reasons, Candice Blevins has resigned from the Board. Her volunteer work is greatly appreciated by the Board. We urge everyone to offer their personal thanks to Candice for her service!

### **November Elections:**

We will have multiple openings for Board members in November. The board is developing a nomination committee which will make recommendations to the membership at the November annual meeting. Additional nominees are welcomed.

**The meeting was adjourned at 9:10 PM**

Thanks to the board members for making this a most productive meeting!