

Springdale Estates Association

Board of Directors Meeting

January 23, 2018

**Attendees:** Jim Brennan, Steve Collins, Trish Collins, Jon Ehret, John Goodman, Paul MacDougal, Paul Nani. Guest: Kelly Scofield

**President's Report:** The meeting was called to order at 7:03PM by newly elected BOD President, Steve Collins. Steve thanked Jim Brennan, the outgoing President, for all his hard work and dedication to the SEA over the past two years. The guest attendee, Kelly Scofield, introduced herself, saying her family was new to the neighborhood and expressed interest in assisting the BOD in whatever capacity they could use.

**Dam update:** Steve has been in contact with the state in reference to the viability of the dam. He expects to speak/meet with a representative in the near future.

**HOA:** An attorney has been consulted to help determine whether the SEA is a voluntary or mandatory organization for the current homeowners. Discussion mentioned that the By Laws determine the SEA to be a voluntary organization. However, a previous discussion with the attorney produced events that could determine that the SEA is mandatory. The Covenants make no determination. A sub committee (Steve Collins, Jim Brennan, John Goodman) was formed to continue this discussion with the attorney and report back with their findings.

**Secretary's Report:** The minutes of the previous BOD meeting were reviewed and passed without any additions or corrections (Jon E. - 1<sup>st</sup>, Jim - 2<sup>nd</sup>). These minutes will be posted to the website.

**Treasurer's Report:** Newly elected Treasurer, John Goodman, presented the proposed 2018 budget. Overall, the SEA has financial strength. John pointed out several line items that needed clarification (ex: Fall Fishing Derby, Springdale Days). A motion to accept the proposed 2018 SEA Budget was made (Jim - 1<sup>st</sup>, Paul M. - 2<sup>nd</sup>) and passed unanimously.

John also mentioned that there were "piles" of receipts from over the years that were passed on to him when he became the new Treasurer and he asked the BOD what he should do with them. A motion was made to retain copies of receipts for 5 (five) years (Jim - 1<sup>st</sup>, John - 2<sup>nd</sup>) and passed unanimously.

John inquired about the location of the liability insurance policies for the BOD members. Jim Brennan will give those to John. On a final note, John would like to add the President as another approved signature for the SEA checking account.

#### **Communication Update:**

Paul MacDougal will post the approved minutes of the annual SEA homeowners meeting that was held in November. The 2018 Budget will also be posted.

#### **OLD BUSINESS:**

The **position of Vice President** of the SEA BOD has been vacant for about 1 (one) year. The BOD appointed Kelly Scofield to fill that position for the remainder of the term (one year) and she accepted. She will be working with Trish Collins to develop a neighborhood communication plan (in addition to the email system currently being used) that can be used for emergencies, etc.

There is an ongoing concern about the **lot at 8619 O'Neal Rd.** being sold and the SEA covenants not attached to the deed. Paul Nani has a connection and will do some investigating. Steve will follow up with an attorney.

The **By-Law revisions** that were discussed at the annual meeting in November must now be posted and approved by a homeowner quorum. The changes must be published to the SEA members 10 days in advance of a (potential) March 20, 2018 vote. This will be put on the website and followed up by an email from the

President. The area directors are encouraged to get in touch with those homeowners who are not on the SEA email database so that everyone has the needed information and the opportunity to vote in person or by proxy so that a quorum will be met. A special meeting will be held for the vote – place to be determined. Jim Brennan is working on the strategy for this action.

As the result of a bond referendum in Raleigh, **Leesville Rd is scheduled to be widened** to an “Avenue, 4-lane divided” with bike lanes and sidewalks from Westgate to Lynn Rd. This widening will have a serious impact on the lots that back up to Leesville Rd, the neighborhood entrances and structures, and the overall look and feel of the street. Jim Brennan plans to stay in touch with the city during the planning phases. The BOD advocates that a slight widening with a turning lane would alleviate the traffic backup, especially since it has a direct correlation with the beginning and end of the school day.

#### **NEW BUSINESS:**

The current **Directory** is still being revised.

There is a link located on the SEA website that directs the user to the Department of Transportation so that **potholes** may be reported.

The discussion of **non-compliant properties** was tabled and will be revisited after Steve speaks with an attorney concerning the discussion of the SEA being voluntary or mandatory.

The SEA will sponsor a **Spring Cleaning Day**. Date and time to be determined.

There have been many complaints (on Next Door) concerning the quality of **USPS** deliveries in the neighborhood. Steve plans to contact the Post Office to file a complaint and get information.

In reference to **term lengths**, the SEA BOD positions of President/Vice President are supposed to be filled for two years and be off set with the Secretary/Treasurer positions so that they overlap. This also applies to the Area Directors. For various reasons, these elected positions have gotten off track which can lead to a BOD that is comprised of all newly elected members. Paul

MacDougal and John will get together, examine the term lengths and election times, and propose an adjustment at the next BOD meeting.

The meeting ended at 8:30 PM. The next SEA BOD meetings are scheduled for the second Tuesdays in April, July, and October.