

Springdale Estates Association

Annual Homeowners Meeting Minutes

December 4, 2018



Board of Directors: Steve Collins, Trish Collins, Jon Ehret, John Goodman, Paul MacDougal, Paul Nani, Kelly Scofield

Property Owners: 30 individuals representing 23 properties

The SEA Board of Directors President, Steve Collins, welcomed everyone, a quorum was established, and the meeting was called to order at 7:15.

The minutes from the 2017 SEA Annual Meeting were read. A motion was made (Debbie Brennan-1st, Larry Leis-2nd) to accept the minutes with no additions or corrections.

TREASURER'S REPORT:

John Goodman reviewed the current budget and expenses for 2018. He briefly explained several line items that came in over/under the actual proposed amount. The dues collected in 2018 were \$30,332. This is slightly less than the projected \$32,000. John sees no significant increases in expenses although he expects the businesses who maintain the neighborhood's common areas (tree trimming, lawn, landscaping, etc.) might increase their fees.

He also presented the 2019 proposed Budget. One obvious difference was pointed out and explained. The \$6500 that was a line item for "Dam Emergency Action Plan" for 2018 has been moved to the "Legal" line item for the proposed 2019 Budget. The SEA BOD has met with and hired an attorney to help with various concerns, such as the neighborhood's position as it relates to the widening of Leesville Road. John was pleased to report that the neighborhood is in sound fiscal condition. His main goal is for every property owner to become a paying member of the SEA. A motion was made (Gene Adesso-1st, Debbie Brennan-2nd) to accept the proposed Budget for 2019 and passed unanimously.

PRESIDENT'S REPORT:

Steve Collins reported that he was extremely pleased with the actions and accomplishments of the Board over the past year. The State of North Carolina has been contacted to make sure that our dam is "in compliance" with the State Dam Act. The area around the dam was evaluated, and the trees were trimmed, thus demonstrating our neighborhood is committed to ongoing maintenance.

Steve also gave a short report on how the neighborhood dealt with Hurricane Florence. He explained the call to form a neighborhood action team to help with any unforeseen circumstance that would arise. He was so thankful for the many neighbors from all areas of SE who volunteered. Fallen trees were quickly taken care of, older neighbors were checked on, and those homeowners who chose to leave town were assured that their properties remained safe.

We are all so thankful for the (long overdue) repaving of our neighborhood streets. There are still a few places that need to be reseeded, and several areas that are experiencing erosion. Steve continues to work with the construction company to get these items taken care of. A few homeowners expressed their concerns about missing or damaged culvert covers and the possible danger they pose. This seems to be ongoing and there seems to be some confusion as to whom is responsible for the maintenance of these covers. This be discussed at a future BOD meeting.

A decision has been made to reprint the directories that were distributed during the Spring. These unknowingly included outdated and incorrect information. After many lengthy discussions at the quarterly BOD meetings, the decision was made to gather, edit and print new directories sometime during the third quarter of 2019. There is a discussion about selling advertising space on the back cover to pay for the printing. These ads will be available to SEA property owners first, before offering any ad space to the community.

VICE PRESIDENT'S REPORT:

Over the past years, the amount and speed of traffic (especially on O'Neal) has increased. This is particularly noted during the morning hours on the days that school is in session. Kelly Scofield reported on her meeting with the Principal of Leesville Road HS. As of the beginning of the 2018/2019, the high school will include speeding through Springdale Estates on the way to and from school as a reason for a student to lose his/her parking pass. The traffic does seem to be slowing down a bit. One homeowner mentioned that the school buses were also driving too fast.

Kelly has been instrumental in implementing and coordinating a neighborhood Facebook page. This is only available for residents of Springdale Estates. Kelly has sent out invitations to join, then verifies residency and monitors the site. Contact Kelly if you are interested in joining.

ELECTION OF BOARD MEMBERS:

As the BOD was preparing for the annual meeting, the Director for Area 2 was coming to the end of her term and decided not to run for re-election. This brought up the realization that three of the Executive BOD members were nominated, elected, and began their terms at the same time. The Vice President was appointed shortly after, so now all four will be completing their terms in November 2019. A motion was made at the October BOD meeting to have the current Vice President and Treasurer "resign" and then run for re-election so that the terms will be staggered. This strategy was explained at the Annual Meeting. Those Directors were nominated, and nominations were also accepted from the floor. The current Vice President and Treasurer were re-elected. Nominations from the floor to fill the vacancy for Director of Area 2 were unsuccessful.

BLOCK CAPTAINS:

There is also a need to fill the block captain vacancies throughout the neighborhood. In addition, several block captains have expressed the desire to relinquish their positions. The BOD will discuss this at a future meeting and decide what action needs to be taken. The idea is to make these captains more active in the neighborhood such as reporting problems, welcoming new owners, etc.

QUESTIONS/COMMENTS:

Most of the comments concerned the common areas of the neighborhood such as tree trimming by Duke Power subcontractors leaving deep ruts in the common areas. Another question concerned the use or removal of the concrete pillars that once displayed the street names.

The meeting was adjourned at 8:40.