

Springdale Estates Association  
Annual Homeowners Meeting

November 19, 2019



Attendees:

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

Property Owners: 47 individuals representing 34 properties

The Springdale Estates Association (SEA) President, Steve Collins, welcomed everyone, a quorum was established, and the meeting was called to order at 7:10.

The minutes from the previous SEA Annual meeting (December 4, 2018) were read. A motion was made (Debbie Brennan - 1<sup>st</sup>, Larry Leis - 2<sup>nd</sup>) to accept the minutes with no additions or corrections.

**Treasurer's Report:**

Springdale Estates has a total of 361 properties (including Bay Bridge) and 237 of those have paid their dues during 2019. Year to date dues collection is \$28,958. The proposed budget for dues during 2019 is \$32,000. Despite the dues collection being less than anticipated, the financial status of the SEA is "quite healthy". Most of the expenses during the year are routine and expected. There was a question from a property owner concerning the line item of \$6,500 for legal expenses. The reason for this line item is to ensure that there is money allocated in the budget in case there are any legal fees incurred with issues concerning the dam, rezoning, the Leesville Rd. widening project, etc.

The 2020 Budget was presented. A motion (Merry O. - 1<sup>st</sup>, Jim B. - 2<sup>nd</sup>) was made to accept the new budget and passed unanimously.

## **President's Report:**

Board President, Steve Collins, briefly reviewed the actions and accomplishments of the past year. It has come to his attention that the rating for the dam on Lake ONeal has been changed to high impact. He feels this rating is incorrect and will follow up with the state and file the necessary paperwork. The one property owner who is downstream from the dam states that his property is not in a flood zone.

Speeding along ONeal Rd continues to be a problem. Kelly Scofield has met with the new principal of Leesville Rd. HS. He welcomes the reporting of any high school driver's license plate and will follow through on his end.

The directories will be reprinted - hopefully during the first quarter of 2020. An email will be sent out to the property owners so that they may approve or change their directory information. Ads will be sold to offset the cost of printing.

Steve reviewed the circumstances pertaining to the rezoning of the McLin property. A task group - composed of property owners from Springdale Estates and Springdale Gardens - has met several times, gone before the Raleigh Planning Commission, and has met with City Council Members. This discussion will continue in January when it is scheduled to be presented for approval before the Raleigh City Council.

As a result of the School Safety Sidewalk initiative, plans have begun and the survey has been completed for the installation of a sidewalk on the southeast side of the intersection of ONeal and Leesville at the traffic light. This sidewalk will be handicap accessible and should make crossing Leesville Rd. much safer.

The Fishing Rodeo and the Adult Social (held in October) were both successful. Plans are in place to upgrade these events during 2020.

The Springdale Estates Facebook page is very active and includes 154 members. Kelly has done an outstanding job monitoring activity and membership. It is only open and available to Springdale Estates property owners.

## **New and Ongoing Business:**

Jim Brennan continues to stay informed regarding the proposed widening of Leesville Rd. He expects that the surveying should begin sometime in January. Notices have been sent to those homeowners whose properties will be directly affected. Jim reports that a traffic study will be conducted, and the scale of the project will depend on those results. There is a pre-design meeting scheduled for January, 2020, which will be publicized via mailings to surrounding neighborhoods.

The neighborhood is still in need of Block Captains - and is looking for volunteers. A brief job description is being developed and, hopefully, these positions will soon be filled.

### **Election of Officers:**

The nominating committee's slate for Board of Directors positions are as follows:

President - Steve Collins (for a 2<sup>nd</sup> two year term)

Secretary - Trish Collins (for 2<sup>nd</sup> two year term)

Area 2 Director - Gene Adesso (nominees were taken from the floor)

Area 5 Director - Jeff Moran

A motion was made to accept the slate of nominees (Jim Brennan - 1<sup>st</sup>, Bob Williams - 2<sup>nd</sup>). A vote was taken by a show of hands and these nominees will serve a two year term (through 2021).

The following Board of Directors' positions will serve for an additional year so that the positions will then be on a staggered cycle.

Vice President - Kelly Scofield

Treasurer - John Goodman

Area 1 Director - Jim Brennan (has agreed to serve one more year)

Area 3 Director - Paul MacDougal (has agreed to serve one more year)

Area 4 Director – Jon Ehret (has agreed to serve one more year)

**Questions and comments from the audience:**

Mr. Tran gave everyone an update on his home building situation. He is still working with the City of Raleigh to ensure all permits are in place. He is hoping that construction will resume shortly in 2020.

A homeowner expressed concern about silt building up at his end of Lake ONeal.

Another homeowner offered the possibility of aerating the lake.

All present were thrilled with the installation of cedar logs near the dam. The turtles seem to be as well!

There were several concerns expressed about the use (abuse?) of the lake during the night. It seems to attract some unwelcome visitors with less than honorable intentions. This will be addressed at a future Board meeting.

All were in favor of cleaning up the common areas of the neighborhood.

There will be a Bio-Fun activity at the Cotter's home on January 11, 2020 at 1PM.

The meeting was ended at 8:40. The next annual meeting is tentatively scheduled for November 17, 2020 at Tabernacle Baptist Church.