

**Final Minutes Springdale Estates Association (SEA) Board meeting:  
Oct. 27 2021**

**Attendees: Kelly Scofield, Frank Segal, Todd Baughman, Van Cotter, Alyson Emanuel, Paul MacDougal**

Meeting called to order at 7:00 pm

Secretary's report: Minutes of July 2021 were reviewed. K. Scofield moved to approve, V. Cotter 2nd, all approved.

**Treasurer's report: Budget: Current State and Year-End Estimate:**

- Social events: \$0 of \$1700
- Neighborhood and Grounds: spent \$21,544 of \$29,580 (variances: \$7879 vs \$10,000 BD for Dam Capital Improvements, \$0 vs. \$630 for dam clear cutting, \$0 vs \$3500 BD on fence, \$2700 of \$4500 on landscaping entrances, \$9853 vs \$9300 on lawn mowing).
- Expect us to come in under or at budget
- Cash position: currently \$95,000 by end of year, if all variances come up to budget, will be \$91,000.
- 253 (70%) houses have paid dues in 2021 incl. Baybridge, vs. 2020 where 255 (70%) paid (incl. Baybridge)
- Note: "Springdale Estates is defined in the Bylaws as: SE1 (Springdale Estates), SE2, Jennie's Way, Duckview, Headlaw, Baybridge. Also included are a number of lots that are not in any subdivision. The SEA serves more than just Springdale Estates.
- 2022 Budget is still being finalized and will be presented at the Annual meeting.

**Annual Meeting discussion: Zoom meeting , Nov. 16th @ 7 pm - 8:30 pm**

Major topics to be presented/ other topics that might come up

- 2021 improvements and progress in Springdale Estates: big lower lake: lake canoe ramp, gravel path/ little library/ regular testing of water quality, entrance trees pruned
- Fence: propose to maintain, but not to re-create once the state comes through to widen Leesville Road (which is currently not in Raleigh's budget)
- Reserves are substantial and are enough to cover risks and associated amounts. Right now we are collecting revenue from about 70% of dues

paying households and using that for Springdale Estates operating/improvement budget.

- Trail - decided not to pursue when it was clear a majority of respondents were opposed
- Springdale Estates will need to be more proactive to notify new owners of their lot lines and any riparian vegetation on the lot and associated regulations (i.e., not mowing or otherwise removing). This is especially important to maintain the health of big lower lake and Hare Snipe Creek.
- Need for better job of landscaping at entrances and common areas. Due to strong growth of Wake County population, landscaping companies are all busy, and have significantly raised prices and are not necessarily looking for new customers. We have secured Garden & Art Landscapes ([landscapingraleigh.com](http://landscapingraleigh.com)) to take care of our entrances for some work in 4Q 2021.

### **Budget Proposals for 2022 (2 different proposals)**

The **low budget** includes:

- higher costs for landscaping (\$9000 annually)
- no fence maintenance
- social events assumed to \$1600 (ensuing discussion: agreed SE have bigger social events in 2022)
- holiday category will include Luminaria/ and holiday decorations
- Capital improvements should be under Neighborhood and Grounds, with landscaping of entrances, dams
- Capital Improvements includes irrigation repairs (irrigation maintenance would not be)
- Dam clear cutting —> since no chemical control in summer, the Jan/Feb 2022 clear cutting might be more than expected.
- Seeding and fertilizing —> Van Cotter and Alyson Emanuel will discuss with Nutrilawn what is left to do as the South entrance has not been seeded and is now blocked off due to sidewalk project. In addition, to stop pre-pay arrangements, because when there are project that block off access, there is less/ no work to be done
- Lake maintenance - will this be testing (\$310)

The **high version** assumes

- same landscaping @\$9000
- Substantial fence maintenance
- Social events: same as in low version

- Neighborhood and Grounds capital improvements: high estimate for irrigation system replacement (earlier estimate)
- Lake maintenance: higher estimate for more frequent testing

**Removal of riparian vegetation buffer at lake:** the vegetation buffer was completely removed in the riparian buffer (including in the 25 feet of SEA land bordering the lake) at one location. Several neighbors approached Board members on this topic with concerns about the lake quality being compromised. Residents will be reporting the violation to the state.

**Website updates:**

- F. Segal and K. Scofield will talk to Christopher Sellek regarding status
- P. MacDougal will present invoices on \$3 /mo he is paying

**Any other business:**

- agreed BoD will create secure electronic storage for certain background information and historical files
- Col. Durwood's daughter has invited everyone to a drive by for his 100 birthday
- F. Segal and P. MacDougal will sync lists for new owners in SE in order to make sure we have correct email addresses