

Springdale Estates Association
Annual Homeowners Meeting (via Zoom)
November 16, 2021

Draft - to be corrected, added to and/or accepted during the 2022 Annual Meeting

Attendees:

Board of Directors: Gene Adesso, Todd Baughman, Van Cotter, Alyson Emanuel, Kelly Scofield, Maddie Segal, Frank Segal,

Property Owners: approximately 16 individuals representing 14 properties

The Springdale Estates Association (SEA) meeting was organized and presented via Zoom. After a few organizational moments, Board president Kelly Scofield welcomed everyone. She thanked the Board members for their time and support over the past year and the challenges it presented. A quorum was established using a combination of Zoom participants and emailed proxies, and the meeting was called to order around 7 pm.

The minutes from the previous SEA Annual Meeting (November 17, 2020) were presented for adoption. A motion was made (Alyson Emanuel - 1st, Gene Adesso - 2nd) to accept the minutes with no additions or corrections, and the motion carried unanimously.

Treasurer's report:

Frank Segal presented the budget outlook for 2021 and proposed budget for 2022. He noted the increase in revenue was because of more dues paying members than at any time in the last 4 years, which is a welcome development. The Association is financially healthy. Frank reviewed the budget items and where several line items were projected to be higher than previous years for 2022 (including, but not limited to, fence painting, landscaping, and capital improvements to the irrigation system). Alyson Emanuel reviewed the reasons why the landscaping and irrigation line items were expected to be higher in 2022:

- landscaping: after unsatisfactory service from Jersey landscaping in 2020, they were let go. Finding a new landscaping company has not been easy and SEA has contacted or met with 7 different companies. Pricing is sharply higher as new residents into Raleigh have increased demand. The Board has engaged with Norman Rabins of Garden and Art Landscapes. Norman Rabins is oriented to gardening and landscaping, and has proposed a flexible way of pricing his services: by the day and by the half day. This will require a closer partnership between Springdale Estates, and will be to the neighborhood's benefit.

- irrigation: the system at both O'Neal entrances was installed in 1999 and has been repaired several times, but has not worked in several years. The Board suggests we need to have the current system replaced and brought up to code only at the traffic light entrance (South entrance). Determination of the current state of the water meter, installing a back flow mechanism and getting the rotors and drip irrigation designed will be a major expense in 2022.
- Sharon Waidler noted that the luminaries line would need to be \$300 - \$500, not \$100.

A motion was made to accept the budget (Jim Brennan - 1st, Beth Rea - 2nd). The budget for 2022 was approved.

Election of New Board Members:

Kelly Scofield reviewed the open positions of President, Secretary, Director Area 2, and Director Area 5. Kelly introduced the slate of nominees to fill the vacancies. No nominees were proposed from the floor. The nominees were:

President: Alyson Emanuel

Secretary: Kelly Scofield

Area 1 Director: Krysta Fuchs

Area 2 Director : Gene Adesso re-elected

Area 5 Director: Jeff Moran is stepping down and we will post find someone

Nominees were approved one by one by acclamation. These newly elected board members will begin a two year term of service.

Kelly Scofield was thanked for her leadership as President and jumping in when Steve Collins relocated outside the area.

New and Ongoing business:

Rezoning:

Gene Adesso presented an update of the rezoning of the "McLin" property that borders the edge of the neighborhood along Trailing Cedar and Woody Hill.

Gene is part of a committee composed of homeowners from Springdale Estates and Springdale Gardens that has been considering a lawsuit against the Raleigh City Council for their vote to rezone the property to R-10. They have since dropped the lawsuit because 1) residents were uncertain about the lawsuit and 2) it looks like the property cannot be developed to R-10, due to its lack of access and environmental restrictions.

It could be that single family houses may be able to be sited there.

Area 2 includes Headlaw, and a number of homeowners have sold and new homeowners have joined the neighborhood. Gene Adesso reports they are interested in joining the Association and even the Board when the time is right.

Lake updates:

- The turtle log that broke off was retrieved and refastened using stainless steel chain (as opposed to zinc coated chain). We added another log (courtesy of resident Jon Ehret) to the other side of the lake.
- Vegetation at the lake is looking better: Van Cotter and Mark Connolly planted 200 aquatic plants near the shoreline. Cardinal flower appeared along the dam this summer.
- The water hyacinth eradication program looks to have been successful.
- City of Raleigh is holding a stormwater “listening to residents” meeting Nov. 18, at Lake Lynn Community Center. The main objectives are to minimize erosion into Hare Snipe Creek and mitigating flooding risks.
- Fish Brain had listed our lakes publicly and that was attracting non-residents to our private lakes; this was corrected and our lakes removed from their website.
- With the new launch area for kayaks and canoes, and the grass seeding we did there, the erosion has totally stopped. Numerous volunteers installed a gravel path, re-seeded and spread wood chips in some of the bare eroded areas.
- Lakewood Access erosion has similarly improved, but will need additional work
- 2 algal blooms in both the upper and lower lakes in Springdale were smaller than in past years, but still of concern. Phosphorus is suspected as an issue.
- Gene Adesso commented that although there has been progress in the last couple of years, there is still a significant gap to the lake quality years ago as far as flora, fauna. He suggested aeration be considered an option.
- Frank Segal has been testing for nutrients and e coli (which is within normal limits) and this data will be posted on the website in the next weeks.

Springdale Improvements 2021:

- the trees at the entrances have been trimmed and pruned,
- a gravel path installed at the big lake and at the Lakewood Access point, with grass re-seeding
- special mat to prevent slipping installed at canoe/ kayak entrance
- new turtle log installed, old turtle log retrieved and re-installed
- 200 aquatic plants installed along big lake shoreline

New business: none

Luminaries: can now ordered off the website (www.springdaleestates.org). This benefits the LRHS marching band. An email to the neighborhood will be sent out and information placed on the information boards at the neighborhood entrances.

We are looking for volunteers to help put luminaries in the common areas (both setting out and cleanup):

- O'Neal along the dam on the big lake
- Leesville/ O'Neal entrances: traffic light entrance and median, non traffic light entrance and median
- Under power lines right before Woody Hill (on O'Neal)
- For neighbors that may be away or need assistance

Topics from the audience: none

The 2022 SEA Annual meeting is tentatively scheduled for November 15, 2022. Dates for forthcoming quarterly Board meeting will be announced via the 1st President's letter, and posted on the website.

Kelly Scofield moved to adjourn the 2021 Annual meeting at approximately at 8:10 pm (1st - Alyson Emanuel, 2nd - Jim Brennan).