

Final Minutes Springdale Estates Association Board meeting July 27 2021

Attendees: Kelly Scofield, Todd Baughman, Frank Segal, Maddie Segal, Van Cotter, Alyson Emanuel, Gene Adesson

Meeting called to order at 6:30 pm

Secretary's report: Minutes of March 30 2021 were reviewed. A motion was made (Maddie Segal -1st, Todd Baughman - 2nd) to accept the minutes with no additions or corrections. All members were in favor.

Treasurer's report: The SEA continues to stay financially sound, 70% have paid dues, on pace with last year. SEA is under budget because COVID has restricted social activities. \$7400 out of \$10,000 still available to finish lake capital improvements. Lake maintenance expense was for test kits. There is still \$1700 for social activities if we wanted to do something for fall. Still some expenses in the fall, i.e., seeding and aeration. A motion was made Alyson Emanuel -1st, Maddie Segal - 2nd) to the accept Treasurer's report.

Emails going out on behalf of the board: Maddie suggests a process: 1) that the BoD knows about what will be communicated beforehand (and minimum one other board member approves for tone). 2) Then send to Paul McDougal for distribution. Things might have gotten mixed up on who has actually reviewed a communication email before it was sent to Paul.

Also, in an emergency, or if Paul is on vacation or otherwise not available, we need a streamlined process. The current footer that indicates a homeowner recipient has paid your dues can be dropped to enable President, Vice President or Treasurer to send an email if needed. As long as the BoD is informed beforehand what is to be sent out, and a second BoD person has reviewed the proposed email for tone, the email can be sent out directly and not through Paul.

Proposal to upgrade path around the big lake. Proposal is to upgrade the current dirt path, and to subsequently maintain the trail and ensure no erosion. The circumference of the lake is about 1 mile, and there is a dirt trail for about half of that. Kids use parts for fishing, and as long as there are no crowds, it is usually not an issue. The Neuse River Riparian Buffer Rules apply to Lower (and Upper) Springdale Estates Lake. There are requirements for 30 feet out (undisturbed forest vegetation) and then different requirements another 20 feet out (managed vegetation), for a total of a 50 foot buffer. As long as we do not remove healthy trees and shrubs in upgrading the path around the Lower Lake, we will be within the buffer rules which allow pruning of woody vegetation and

removal of certain vines. We need some small bridges (1 large, 3 small) maybe an Eagle Scout project?.

Action : give Frank Segal the 1989 responses/ letter from original survey (done).

- 1) Listening tour first by Frank and /Maddie to understand any concerns about upgrading the existing trail
- 2) summarize various viewpoints and
- 3) get support from residents around lake and
- 4) then vote at November 2021 Board meeting (with advance notice that this issue will be discussed and voted on at that Board meeting)
- 5) Build into budget the trail maintenance.

Is this too short a timeline to address at the November 2021 meeting? To adequately address, would need several special meetings — “trail committee”.

Tree pruning bid 2021. Alyson got proposals from 2 tree companies. The companies had different observations about what needs to be done, so the bids are not an apples to apples comparison.

- The crape myrtles are overgrown and those are our responsibility.
- There are some trees that we are trying to nail down whether each tree belongs to a homeowner or SEA.
- There are also “mulch volcanoes” around the crape myrtles in the medians, It is not clear how this problem should be addressed - we can leave the trees alone (no more mulch) or remove the mulch and the adventitious roots. Each and advantages and disadvantages. which are a problem that needs to be addressed. Decision was to do nothing at this time.
- Essential things to do: we need to remove the dead crape myrtles, trim branches and limbs from oaks and crape myrtles.
- We will plan to include tree trimming into the budget moving forward.
- Van Cotter moved to approve up to \$3k budget for pruning. Maddie seconded.
- Action: Alyson will get an updated bids, then BoD will vote on which company to approve.

Current relationships that we have with various landscaping providers

Conversations have revealed that there hasn't been much of a relationship with our current service providers. Action: Alyson will continue to look for vendors and will try to elaborate on what issues the Board should be focusing on in a sustained way to improve overall maintenance of the common areas in Springdale Estates.

Irrigation system update: We have had two companies to review and provide estimates. They both say that we need to install water meters. Alyson is going to get the city of Raleigh to come out and let us know where the water is coming from. Then she will come back to the association with the total cost estimates.

Update on:

Big Lake: 2021 landscaping: took out diseased cherry trees, installed mat for boat entrance (which has been successful in preventing erosion), installed gravel path and added wood chips. 25 neighbors involved in volunteer efforts.

Lakewood Access: installed path and pruned crape myrtles in 2021.

Lake monitoring: there is a desire to be transparent to the neighborhood on what the actual data is and compare to EPA recommended levels are. Action: Frank to send table to include in minutes, publish a link on the SEA web page.

Any other business

Kelly Scofield informed the Board that she will not seek election to President of SEA. She agreed to take over office from Steve Collins before the end of his term, and she will complete the term.

Kelly Scofield saw a beaver corner Westlake and O'Neal come out of storm sewer