

Springdale Estates Association  
Annual Homeowners Meeting  
November 15, 2023

**Attendees:**

Board of Directors: Alyson Emanuel, Paul MacDougal, Katie Coss

Property Owners: approximately 8 individuals representing 7 properties (see attachment). 31 proxies emailed beforehand.

The Springdale Estates Association (SEA) meeting was organized and held at the Southbridge Fellowship Church. After a few organizational moments, Board president Alyson Emanuel welcomed everyone. She made a few housekeeping announcements: 1) the Annual Thanksgiving Food Drive and 2) opportunity to order luminarias for Christmas Eve.

A quorum was established using a combination of attendees and emailed proxies, and the meeting was called to order around 7 pm. The minutes from the previous SEA Annual Meeting (November 16, 2022) were presented for adoption. A motion was made (Merry Oestreich - 1st, Paul MacDougal 2nd) to accept the minutes with no additions or corrections, and the motion carried unanimously.

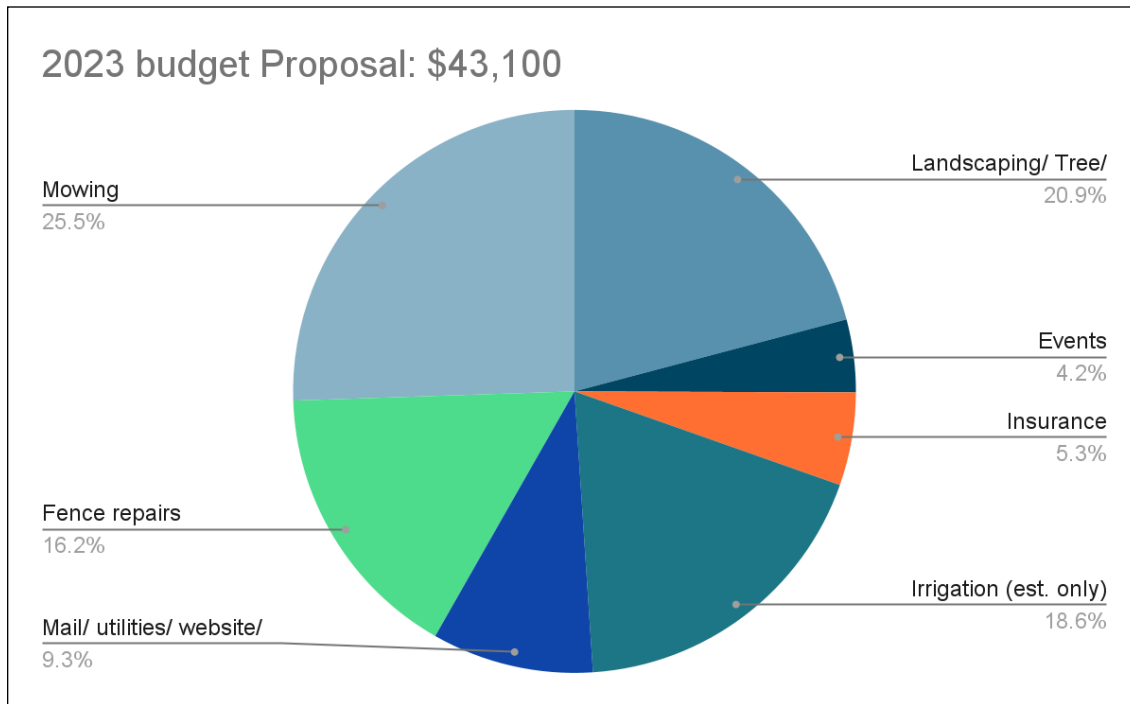
**Highlights 2023**

- Repair and painting of white fence (last time was 2016)
- Events (Adult social, Halloween)
- Sinkhole fixed! / 2 stormwater inlets rebuilt
- 2022 Taxes filed
- North entrance street sign!
- Wonky post at Evergreen straightened
- Willows cut down on sandbar at North end of lake
- Special meeting held with 60 households voting via email, approval to use some of savings for irrigation project
- Anti speeding campaign started
- Turtle logs on lake retrieved and repaired
- Big stick pickup!

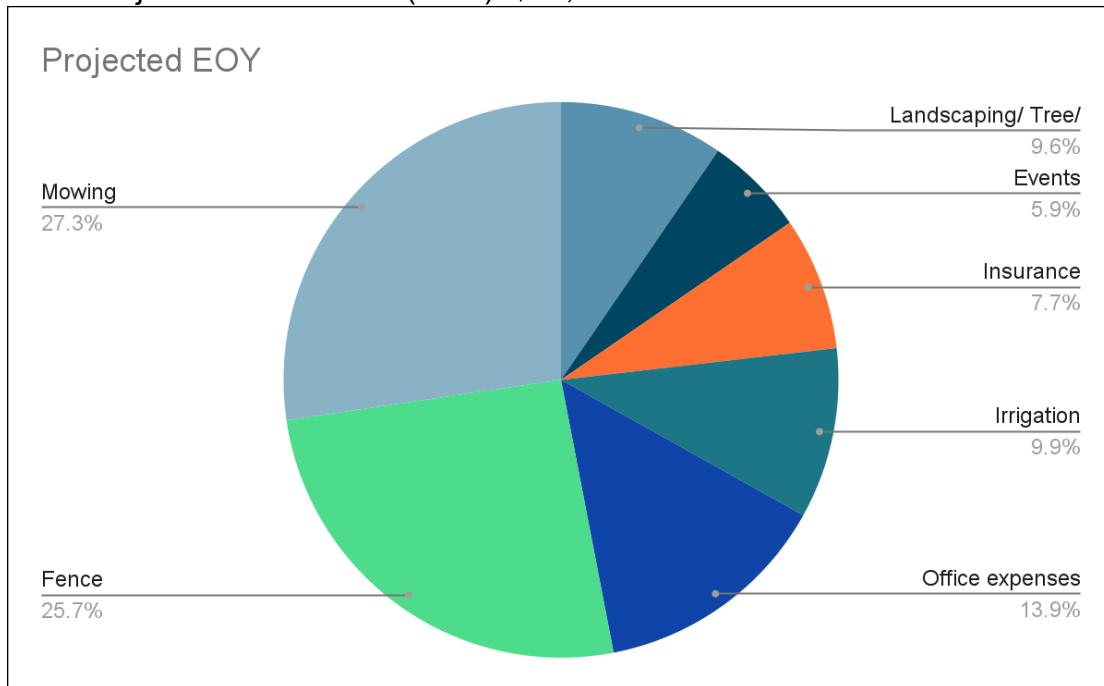
**Financial report: Review of 2023 Budget, Outlook for 2024 budget**

As Kevin Welsh, Treasurer, resigned in August, Alyson Emanuel presented the budget outlook for 2023 and proposed budget for 2024.

- The SEA is financially healthy, with \$77,000 in checking and money market funds
- Dues payment rate was 250 households (69%)
- 2023 expenditures are expected to be in line with approved budget (\$43,100 vs. \$44,100 by end of year, but exceeded income from dues)
- There was discussion of whether we know who is not paying - older residents? newer residents? Earlier analysis indicated a significant portion of the non-payers had lived here since 2000, an even bigger portion moved in between 2000 - 2019. A smaller number moved in since 2019.



### 2023 Projected End of Year (EOY): \$43,921



Special note: Irrigation funds of \$41,457 are tracked separately and not reflected here. \$4363 spent so far.

**Election of New Board Members:**

Alyson Emanuel reviewed the open positions of President, Secretary, Treasurer, Director Area 1, Director Area 2, and Director Area 5. Alyson introduced the slate of nominees to fill the vacancies. No nominees were proposed from the floor. The nominees were:

President: Alyson Emanuel

Secretary: Debbie Brennan

Treasurer: Sue Prathi

Area 1 Director: Jim Brennan

Area 2 Director : no nominees

Area 5 Director: no nominees

Nominees were approved one by one by acclamation. These newly elected board members will begin a two year term of service on January 1, 2024.

**New and Ongoing business:**

**Luminaries:** can now ordered off the website ([www.springdaleestates.org](http://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/ median, non traffic light entrance and median
- Under power lines right before Woodyhill (on O'Neal)
- For neighbors that may be away or need assistance

**Outlook for 2024**

- Focus will be on getting dues payment rate higher
- Pruning overgrown branches along Leesville
- Landscaping at the entrances, ensuring line of sight at intersections & entrances
- Stopping the erosion at the grass embankment at the dam, removal of invasives

**Big lake: improve biodiversity, keep fishing and natural areas**

- Turtle log campaign to retrieve and repair the logs — success!
- Vegetation along the lake edge
  - Mowing middle 40 feet, allows for close up view of lake and fishing (and hopefully prevents the vandalism we had last year)
- Removing invasives on a regular basis

**Dam safety: Draft Emergency Action Plan (EAP) is underway**

- Required for Hazard Class High due to some houses on O'Neal and further downstream that are at risk

- Informal exploratory inundation modeling. This is required where the worst case is for catastrophic failure where water from reservoir is the only concern. It identifies mapped homes, structures and properties at risk, but does not account for major inputs from Hare Snipe downstream
- Best to hire an engineering firm to do the modeling and develop the EAP
- As far as we know, it only ever overflowed once

The whole community must agree to participate in making the Emergency Action Plan work; it cannot be the responsibility of one single person. Springdale Estates needs to have a well-defined and available process with monitoring, process for alerts, which is evergreen. Target completion and acceptance by NC in 2024.

### **Anti speeding campaign**

- Need to ensure line of sight along Springdale Estates roads at curves and intersections
- Meeting with new principal still on list
- We will start a traffic calming project with NC DOT
- Traffic calming options:
  - speed bumps: not on state maintained roads
  - 3 way traffic stops: State officials recommend against
  - Speed tables: 3.5 inches high and 22 feet long
    - 15% reduction in average speed
    - OK for emergency vehicles
    - \$2000 - \$10,000 each
- In order to approve speed tables, need 60% approval of impacted residents

### **Special meeting results, vote, and irrigation project**

- 2018 amended by-laws allow for special meetings to be held with voting by email
- August 2023 special meeting reason: long lead items for permits
- 2 questions → 70 voted
  - Special meeting voting by email ok? → 62 yes, 8 no
  - OK to use savings for irrigation system? → 47 yes, 23 no (2:1 margin)
- Documents signed, service providers secured with current estimates
- Permit requests submitted
- \$41,457 total approved in August special meeting
- Included a \$8000 line item in 2023 budget, \$4363 spent (so a savings for 2023)
- About \$30,000 left, which will be tracked separately from 2024 budget

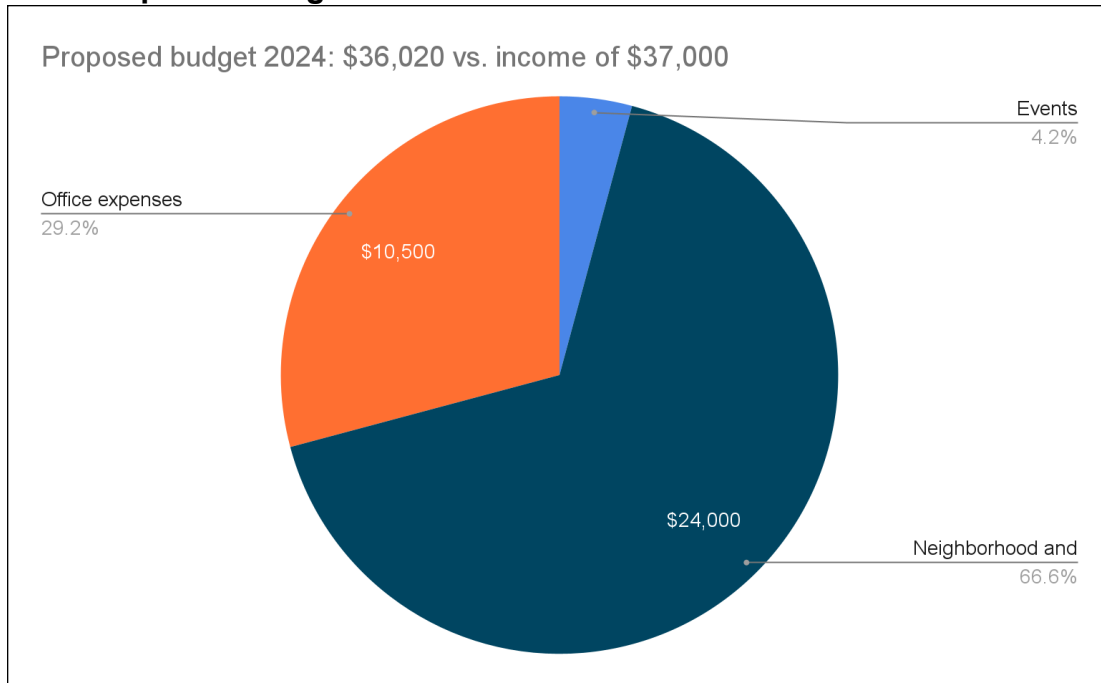
### **New business**

#### **2024 priorities**

- Irrigation system permits and installation → landscaping
- Attention to neighborhood trees
  - Residents removal of dead trees/ limbs overhanging & adjacent to streets
  - Cutting ivy growing up trees (leaving ivy on weakens the trees)
- Dam health/ mitigating erosion on embankment
- Powerwashing walls at entrances, repair splits

- Ensuring adequate line of sight at entrances and along roads
- Anti speeding campaign and traffic calming project
- Understanding needs of different resident groups (maybe this will improve the due payment rates)

### 2024 Proposed Budget:



### Major items:

Office expenses (total: \$10,500)

- Insurance: \$3500
- Past year tax returns: \$5000

Events total: (\$5000)

- Halloween: \$400
- Adult social: \$200

Neighborhood and Grounds (total: \$24,000)

- Mowing: \$12,000
- Landscaping: \$10,000

The Bylaws limit overall budget variance to total \$6000 (so if any one category or total of all categories differs from original budget by \$6000, we have to notify the SEA membership. In order to maximize flexibility, we are using fewer categories, so that we have more flexibility.

**Topics from the audience:** none

The 2024 SEA Annual meeting is tentatively scheduled for November 15, 2024. Dates for forthcoming quarterly Board meeting will be announced via the 1st President's letter, and posted on the website.

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

**Attachments:**

- Slides
- List of attendees