

SEA Meeting Minutes * March 8, 2016

President Report: President Jim Brennan opened meeting at 7:03 pm He talked about various emails he has received from the residents on Two Courts Drive. The common thread he has been hearing is that those residents “want to be heard”. Jim presented a proposal that SEA consider giving financial assistance to the residents for obtaining a “Roads Maintenance Agreement”. (Two Courts is the only street in the neighborhood not state approved and maintained by the NCDOT. For roads falling into this category it often a requirements to get one of these agreements; otherwise residents may have difficulty financing their homes.

A vote was taken and was later decided that this decision would be discussed and handled at the next quarterly board meeting.

By Laws are 25 years old and need to be reviewed and possibly rewritten. The terms “Board of Directors” and “Executive Board” are used interchangeably. That wording needs to be cleaned up to differentiate between the 2 bodies. Also the document states that we can’t spend over \$500 on items not on budget. This amount is from 1990. Does it need to be increased?

It was stressed that violations of neighborhood covenants need to be enforced. Jim read covenants and it was established that we have the authority to enforce them.

Resolution of an Open Issue: Jim read SEA by-laws Article 1, Section B that clearly defines the boundaries of Springdale Estates that clearly states that the residents on Woodyhill Drive are eligible for SEA membership.

Minutes: The minutes from the 11/2015 meeting were read and approved.

Treasurer Report: Treasurer Peter Anderson said dues are coming in. So far he has received them from over 100 homeowners. PayPal seems to be the method of choice for paying dues. Treasurer’s report was accepted by SEA.

Lake Report: Van Cotter reported that the Big Lake is in good shape, and the fish are edible. The alkalinity is good which prevents mercury from being in the fish. Van also mentioned that there is no E-coli in the lake. He proposed that we have a neighborhood fishing derby this Spring. There is a lot of trash on dam area around lake. A neighborhood clean up day is recommended. Van mentioned that statement about lake is only cosmetic and is not about the structure of dam.

Garden Club: Karen Rice reported that it is thriving. Some resident have been contributing their expertise at the meetings.

Supper Club: Karen encouraged everyone to attend and also put in a plug for the **Book Club**.

Election of SEA Board of Directors: The following people agreed to run for their respective areas prior to the meeting. Karen Rice – Area 1; Andy Fuson – Area 2; Area 3 – Paul

McDougal; Area 5 – Paul Nani. During the meeting Chuck Schuler was nominated to run for Area 2. Jerry Goldberg, VP of Executive Board, nominated himself to run for Area 4. Jim told Jerry he would have to resign as VP before he could run for area 4 rep. There was some heated discussion back and forth between the 2 men. At the end, Jerry did not run. Jon Ehret volunteered to run for Area 4 rep. Andy Fuson and Chuck Schuler were not in attendance so Karen Rice and Jerry Goldberg, respectively spoke for them. The only contested Area was 1 and Andy Fuson was elected by an overwhelming show of hands.

8619 O’Neal Road: Don Mullins pointed out David Phillips who was in the meeting as the builder on this lot. Jim spoke about the prior conversation he had with Lyle Gardner of Spectrum Homes who is the owner of record on the lot. Lyle told Jim he would not force David to clean up the lot unless he was being sued for violating the neighborhood covenants. David spoke and introduced himself. He said the dirt that is polluting the lake was the piles that were dumped by the AT&T U-verse trucks. He said there have been many complications that have prevented him from cleaning up the lot. He did not disclose what the complications have been. There were accusations spouted at David for failing to deliver on his promises in the past. David promised he would have the wood and dirt removed by April 21, 2016 and the tractor would be gone by this Friday.

SEA voted and approved funding to spend up to \$5k to sue Spectrum Homes for covenant violations if the lot isn’t cleanup up in 45 days.

Jerry opposed the recombination of this lot from the beginning. He said the Board should address it.

State Road Liaison: Jim Brennan currently holds this position and would like to relinquish it. No one at the meeting volunteered. Paul McDougal offered to put it on the website and wee if we get any bites that way.