

**SEA ANNUAL MEETING  
DRAFT MINUTES  
NOVEMBER 13, 2024**

Alyson Emanuel, President, called the meeting to order at 7:02PM.

- First topic - Thanksgiving annual food drive: Wednesday, November 20, 2024. Drop off food to the Burke's [8913 WillowWood Court]. between 7:00 - 10:00 AM. Non-perishables can be put in the blue tub at their mailbox anytime to November 20, 2024. If you's like to deliver a frozen turkey early, please call or text as well as any questions - call or text Debra Burke.
- Next topic - Luminaries orders - order by December 1, 2024, kits are \$12.00 each and will be delivered by December 15, 2024. Please see flyers for more information.
- President Emanuel showed the meeting agenda slide.

It was noted with the attendees present [12] and proxies [33] received the meeting has met the quorum requirements.

Regarding last year's annual meeting minutes, which are posted on the website, it was moved by Jim Brennan to approve the minutes as posted, and seconded by Debbie Brennan.

- **2024 HIGHLIGHTS:** President Emanuel noted highlights of what the Board did in 2024:
  - Dam Emergency ActionPlan draft completed and inundation models accepted
  - Dam - mulched eroded areas
  - Took trees down:
    - at dam outlet which were impinging on the outlet wall and at the traffic light entrance
    - invasive trees down around the dam. Trimmed low hanging branches along Leesville at the North entrance and worked with residents to take down dead trees overhanging O'Neal
  - Irrigation installation at the traffic light entrance, new landscaping
  - Straightened out back taxes, brought Springdale Estates into compliance
  - Researched and finalized new website platform for Springdale Estates
  - Events: Adult social at the lake and Halloween party
  - Collected traffic data re: LRHS students and options to address issues

**2024 Financial Report:**

Sue Prathi, Treasurer, gave the following report:

- SEA is financially stable with \$36,600 in the bank
- 2024 approved budget was \$36,020. We spent \$46,713.
- SEA went over budget in order to pay back taxes [\$13,100] which brought us into compliance
- Dues payment rate was 244 households [67%] for income of \$35,700
- Irrigation special project came in 15% lower ( at \$28,500) than the original estimate

**2025 Outlook:**

- Proposed budgets with expected dues payments in line with previous years at \$36,600

- SEA hasn't raised dues since 2018. It was noted everything costs more now so there is less room for surprises. It appears we need to get the payment participation rate higher or increase dues.

### **Dam: work on Emergency Action Plan: classification of High Risk**

Mark Connolly and President Emanuel are working on this issue and shared information on this topic.

- An Emergency Action Plan is required which we have that needs to be filed.
- O'Neal Road and some downstream houses are at risk which makes our dam high risk.
- Draft inundation modeling has been completed and submitted/accepted.
- Noted responsibilities are downstream is Wake County as well as the top of the dam, upstream is SEA and 1 homeowner has small ownership.
- Worst case scenario for a catastrophic failure where water from the reservoir is the only concern:
  - \* Identifies mapped homes, structures and properties with risk
  - \* Does not account for major inputs from Hare Snipe downstream
  - \* Draft models accepted, will eventually have to hire an engineering firm to do the modeling

Another issue is the whole community must agree to participate:

- Well-defined and available process
- Monitoring, Alerting, Evergreening

In the interim, we have taken down trees in the area and other mitigating actions to show we are being good citizens in taking preventative measures.

### **New Business - 2025 priorities**

- Continue working on dam health, mitigating erosion
  - \* Finalize Dam Emergency Plan
- Powerwashing walls at entrances, repair wall splits and peeling paint
- Understanding needs of different resident groups
- Transition to new website platform
- Attention to neighborhood trees
  - \* Residents need to remove dead trees/limbs overhanging/adjacent to streets
  - \* Cutting ivy growing up trees, which weakens the trees

### **Ongoing Business - LRHS Speeding Issues**

Jim Brennan, Area 1 rep, went over a several weeks observation of the traffic related to high school students cutting through the neighborhood from the north entrance to the south entrance to use the traffic light. A handout was provided to reflect there are an average of 30.6 cars with a low of 24 cars and a high of 33 cars entering between 7 am and 7:15 am at the north entrance. It was also noted no cars entered before 7:00 AM with no cars after 7:15AM. A review of proposed options were speed tables, blocking off the north entrance southbound traffic or doing nothing. Jim Brennan moved that SEA take no action on student speeding which was seconded by Jeff Emanuel. Debbie Brennan moved to table the motion indefinitely which was seconded by Sue Prathi.

Jim Brennan also brought up a recent zoning issue in residential districts. A developer in Raleigh is challenging a neighborhood's covenants with regard to zoning. Springdale Estates is zoned R2. Jim also provided a copy of the UDO which the City of Raleigh uses to show what can currently be done in Springdale Estates since we are in the 2 mile extra jurisdictional district of the City (however, this would be in violation of current restrictive covenants). Jim noted this was to make people aware of issues that could impact Springdale Estates in the future.

### **New website platform: HOAStart**

President Emanuel gave the following information:

- 2000 other neighborhood organizations use HOAStart
- Different levels of access available, protections for content
- Springdale Estates domain will transfer
- Reduces workload on Board members re:
  - \* Sending emails
  - \* Calendar management, organizing events
  - \* Organizing expenses vs budget
  - \* Record retention ie. bank statements, invoices, minutes
  - \* Support transition to load through transition
- Website resizes for mobile access
- Supports efficient updates for resident access
- Supports onboarding of new Board members
- Allows access for realtors/residents to their covenants
- Directory will be opt-in

### **Proposed Budget 2025**

Treasurer Prathi went over the proposed 2025 budget:

Dues collected		\$36,000
Insurance	\$ 3,500	
Utilities	\$ 2,500	
Irrigation	\$ 500	
Mowing	\$12,000	
Landscaping + tree	\$10,000	
Tax Prep	\$ 1,000	
Website/Office Exp	\$ 3,500	
Events	\$ 1,500	
	\$34,500	\$36,000

Jim Brennan moved to accept the budget which was seconded by Alyson Emanuel.

The meeting was adjourned by President Emanuel at 8:24 PM.