

SEA Annual Meeting 2023

November 15, 2023

Thanksgiving food drive : Friday Nov. 17 → **This Friday!!**

Drop food at Burke's (8913 WillowWood Court)

- between 7:00 - 10:00 a.m. OR
- you can put non-perishables in the blue tub which will be at the mailbox the week before.
- Questions - call or text Debra Burke at 919 641-7536.
- If you would like to deliver a turkey early, please call or text Debra Burke at 919 641-7536.

Luminaria orders - see website, order latest by Dec. 1st.

- Kits dropped at your house Dec. 17th
- If you have any questions, please contact the Springdale Luminary chair Luminaries@springdaleestates.org.

Agenda

- Welcome
- Establish a quorum, call to order
- Reading of 2022 Draft Annual Meeting Minutes, call for motion to approve
- Highlights 2023
- Review of 2023 Budget, Outlook for 2024 budget
- Retiring Board members and Election of New Board Members
- Ongoing Business
- New Business
- 2024 Proposed Budget
- Call for motion to approve 2024 Budget
- Adjourn

- Establish a quorum, call to order
- Reading of 2022 Draft Annual Meeting Minutes, call for motion to approve

What did we do in 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 savings for irrigation project
- Anti speeding campaign started
- Turtle logs on lake retrieved and repaired
- Big stick pickup!

2023 Financial report:

- Dues payment rate was 250 households (69%)
- The SEA is financially healthy
 - \$77,000 in checking and money market funds
- 2023 expenditures in line with approved budget (\$43,100 vs. \$44,100)
 - (but exceeded income from dues)

Outlook for 2024

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

Retiring Board members & Election of New Board Members

- President: Nomination for another term: Alyson Emanuel
- Secretary:
 - Retiring: Maddie Segal
 - Nomination for new Secretary: Debbie Brennan
- Treasurer, Nomination for new Treasurer: Sue Prathi
- Area Director 1:
 - Retiring: Krysta Phillips
 - Nomination of new Area Director 1 Jim Brennan
- Area Director 2 - Vacant : Nominations from the floor?
- Area Director 5 - Vacant: Nominations from the floor?

Reports on Ongoing business

Big lake: improve biodiversity, keep fishing and natural areas

- Turtle log campaign
- Vegetation along the lake edge
 - Mowing middle 40 feet, allows for close up view of lake and fishing
- Removing invasives on a regular basis
- Dam safety

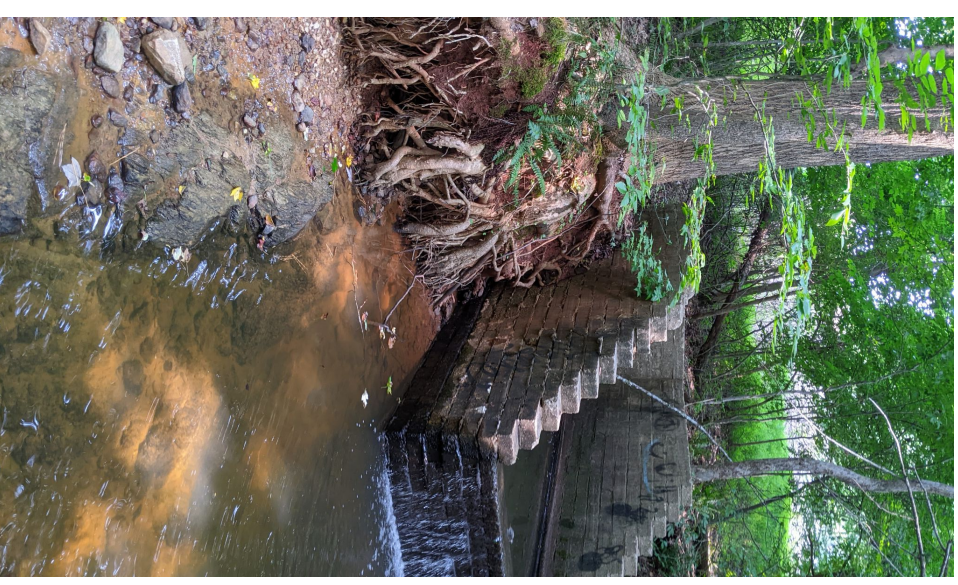
Dam safety: Draft Emergency Action Plan (EAP) is underway

- Required for Hazard Class High
 - Oneal Road and some downstream houses at risk
- Informal exploratory inundation modeling
 - Worst case for catastrophic failure where water from reservoir is the only concern
 - Identifies mapped homes, structures and properties with risk for
 - Does not account for major inputs from Hare Snipe downstream
- Best to hire an engineering firm to do the modeling and develop the EAP

EAP: whole community must agree to participate

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

Target completion and acceptance 2024



Anti speeding campaign

- 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
- Meeting with new principal still on list
- We will start a traffic calming project with NC DOT
- In order to approve speed tables, need 60% approval of impacted residents
- Need to ensure line of sight along Springdale Estates roads
 - Curves and intersections



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 request 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

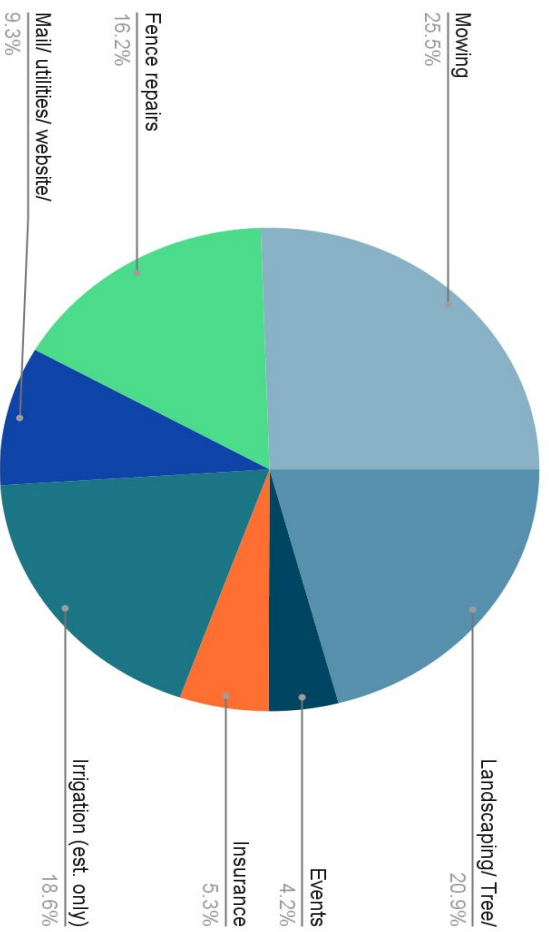
New business

2024 priorities

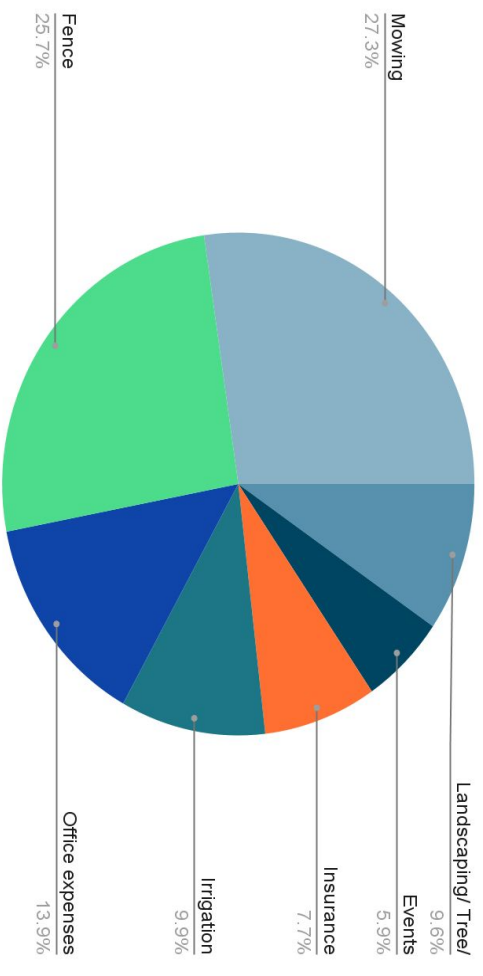
- Irrigation system permits and installation → landscaping
- Attention to neighborhood trees
 - Residents removal of dead trees/ limbs overhanging / adjacent to streets
 - Cutting ivy growing up trees (this weakens the trees)
- Dam health/ mitigating erosion on embankment
- Powerwashing walls at entrances,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

2023 budget review: \$43,100 vs. \$43,921

2023 budget Proposal: \$43,100

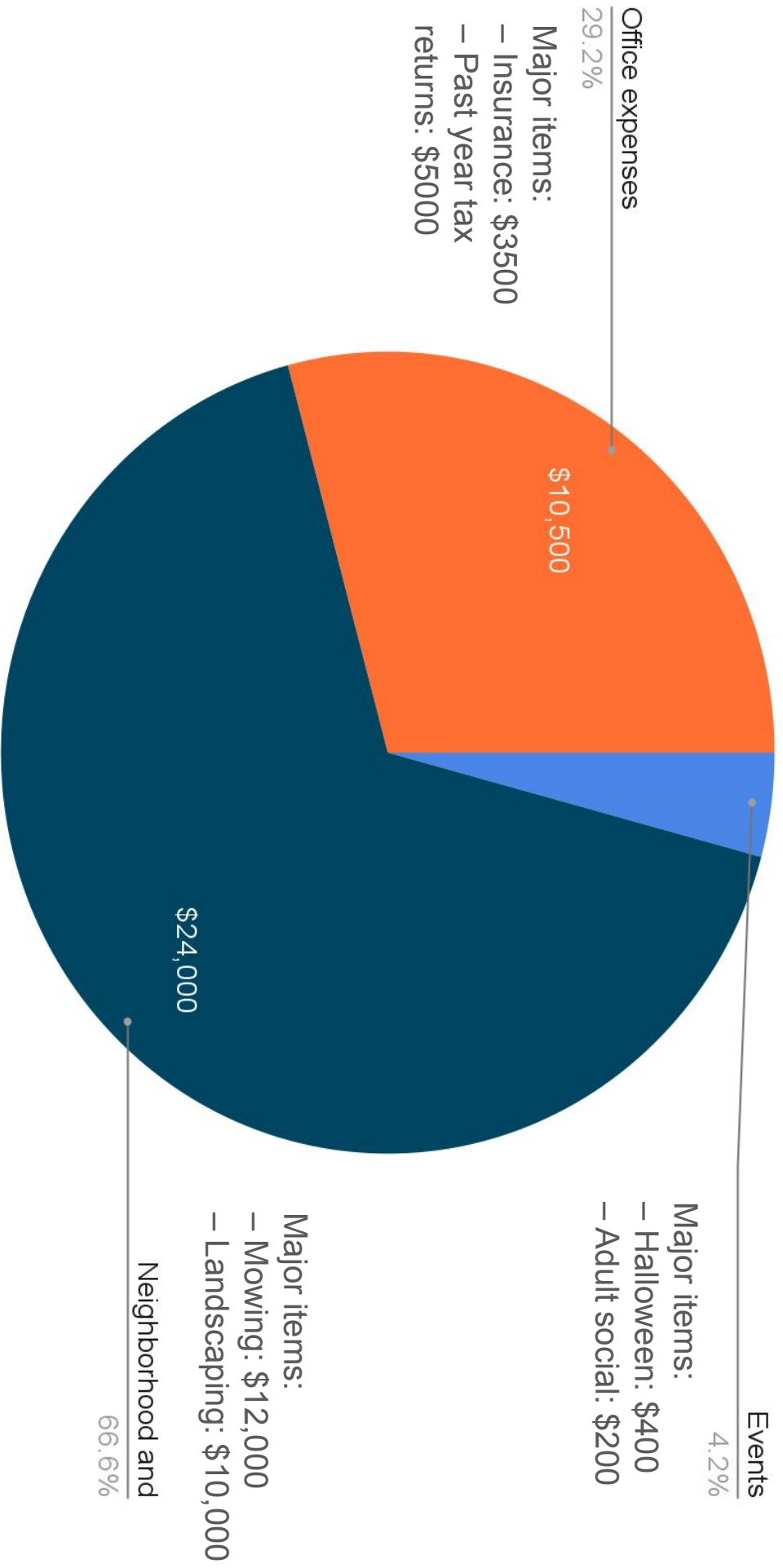


Projected EOY



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

Proposed budget 2024: \$36,020 vs. income of \$37,000



Call to approve 2024 budget

Questions, comments, concerns

Call to adjourn