

Minutes from the General Meeting of Springdale HOA Board of Directors
Thursday, May 22 2014 @ 7PM at Stokesdale Town Hall

1) Administrative

- A) Brian Byrd, John Moran, Tom McCoy, Cathy Steffenhagen in attendance.
- B) Quorum established
- C) Minutes from April 23, 2014 HOA meeting unanimously approved.
- D) Minutes from May 2, 2014 follow up Teleconference HOA meeting unanimously approved.

2) Financial

- A) The April bank statement from Bank of Oak Ridge has not yet been Received. Brian will check with the bank & get a copy.
- B) The March 2014 financials submitted by Cathy Steffenhagen were unanimously approved.
- C) Cathy advised that the April and May financial statements would be delayed until all financial data is received.
- D) Cathy will prepare April and May invoices to be sent to the last remaining homeowner delinquent on their dues.

3) Architectural Review Committee

- A) There were no new ARC requests made in May to date by homeowners.

4) Slatter Management

- A) Deidre advised that the Springdale brochure commissioned by the Board would be available to include in our post annual meeting mailing.
- B) The Board strongly wished to conduct violations hearings before the Annual Meeting 6/11/14. It was determined through subsequent

conversations with Deidre that it was logistically impossible to accomplish that goal due to the notification process in place. Due to scheduling conflicts, the earliest hearings can be held on June 26, 2014. Confirmation of that date is pending.

5) Social Committee

- A) A check for \$115.00 was issued to Brian and Michelle Gregory for reimbursement of expenses for the Easter Egg Hunt with the Board's thanks.

6) Annual Meeting

- A) John provided copies of last year's Annual Meeting notification letter and agenda for reference. He also advised that signs notifying the Springdale residents of the date, time and place of the 2014 Annual Meeting would be placed around the neighborhood one week before the meeting. Notifications will also be posted on the Springdale website and through Libby Kendrick's e-mail network.
- B) This year's notification letter will include the adoption by the Board of Springdale's new Parking Areas rule which states: "All automobiles (including trucks) and motorcycles shall be parked on the homeowner's hard surfaced driveway. No automobiles (including trucks) or motorcycles shall be parked on grassed areas, landscaped areas, or other portions of a homeowner's lot other than the homeowner's driveway surfaced as provided in Section 3.4 of Covenants, Conditions and Restrictions for Springdale." A copy of Section 3.4 will be included for reference.

C) This year's notification letter will also include a proposed

Amendment to Section 3.9 of Springdale's covenants, the criteria required for passage, and the methodology for voting. Section 3.9 currently reads: Trash Receptacles: Trash receptacles shall be in complete conformity with sanitary rules and regulations adopted by the Association and shall not be visible from the road. If the governmental authority or the trash collection company requires the trash receptacles to be placed on the road for collection, then the receptacles may be placed where required for collection on the day before scheduled collection and removed the day of collection.

The proposed amendment would remove the words "and shall not be visible from the road." from the first sentence of Section 3.9. 66 2/3% of 104 homes (70 votes) are needed for passage.

7) Adjournment

A) Tom asked that final approval of the Annual Meeting letter be given by the Board over the Memorial Day weekend so that the letter can be mailed out ASAP. The Board agreed to review over the weekend.

B) The meeting adjourned at 9:00 PM.