

**Minutes from the General Meeting of the Springdale Board of Directors
held Wednesday, May 6, 2015 @ 7PM at Stokesdale Town Hall**

1) Administrative

A) Matt Osborne, Henry Ashton and Tom McCoy in attendance. Cathy Steffenhagen absent due to illness.

B) A homeowner, John Casey, was in attendance and wished to discuss a violation letter that he received for trashcans visible from the street. That discussion led to a general discussion of violations, especially the above ground pool restrictions. Mr. Casey asked for the procedure to change/negate those covenants and advised that he would do all he could by the Annual Meeting to set those changes in motion.

C) May 21 was set as a target date to have the Annual Meeting info sent to all homeowners.

D) Henry agreed to tackle Megan's suggestion to codify a fining system for violations. He felt it would be ready by the next meeting.

E) April BOD minutes were approved.

2) Financial

A) February, March and April financial approvals were tabled until the June meeting, due to Cathy's illness.

B) PNC Bank paid the Burlow assessment plus \$40.00 in late fees. The balance of violations fines should be written off due to Burlow's Chapter 7 Bankruptcy filing. The property has been taken over by FannieMae for sale sometime in June after repairs are made.

C) All homeowners have paid their dues in full with 4 exceptions:

a) One homeowner owes their final installment payment of \$25.00 in May.

b) One homeowner owes their entire assessment to be paid over 5

months beginning May 31, 2015, by agreement.

c) One homeowner owes a \$20.00 late fee on his payment. Two letters have been sent to the homeowner.

d) One homeowner owes a balance from 2014, all of 2015 and late fees on both. A lien has been taken on his home for the ongoing balance. An updated lien will be filed and the account turned over to our attorneys for collection if the balance is not paid by May 31.

3) Social Committee

A) A Saturday, June 6 community cookout is planned from 6PM to 9PM. Raindate will be Sunday, June 7.

4) Violations

A) Henry was updated as to the fencing/gravel driveway issues resolutions. The 18' fencing section is to be replaced by July 4, 2015. The gravel parking area is to be concreted by October 31, 2015; that area is to be screened from public view. Henry will write to the homeowner to find out when the screening will be installed.

B) The homeowner who continually parks on the grass and who did not come to his hearing was sent a letter stating that he would be fined \$25.00 per instance should he do it again.

C) The homeowner who claimed that they had no alternative but to park their landscaping trailer in their driveway was sent a letter advising that it was a violation of the covenants and that they would be fined \$25.00 per instance should the violation re-occur.

5) Adjournment

A) The meeting was adjourned at 9:30 PM.