

Minutes from General Meeting of Springdale HOA Board of Directors

Thursday, November 14, 2013 @ 7PM

Stokesdale Town Hall

1) Administrative

- No Homeowners in attendance.
- Brian Byrd, John Moran, Cathy Steffenhagen, Nancy McCoy, Tom McCoy in attendance. Harold Steffenhagen Jr. absent.

C) Quorum established.

D) Minutes from 10/10/13 HOA meeting read and accepted by HOA Board.

E) John working to post 2013 minutes to website.

2) Financials

September 2013 Financials received from Cathy Steffenhagen and accepted by the HOA BOD.

3) ARC

The Springdale ARC received 1 project request in the 10/10/13 – 11/14/13 period. It was for a fencing project, which was approved.

4) Landscaping

A) Motorcycle riding issue has seemingly been resolved after Harold S. advised riders of covenant restrictions.

B) Jonathan Schoen, landscaper, reviewed the common area where the motorcycles had been ridden for residual damage & reported that visible damage was minimal.

C) Unedited landscape bid was sent to Webmaster for posting on November 7, 2013 but has not been posted, yet. John sent Webmaster an e-mail requesting immediate posting reflecting the new 12/1/2013 deadline for entries. Winning bid will be determined at the next HOA meeting.

D) Brian Byrd will inform the winning bidder that all supplies will be provided by the 2014 landscaper and that prepaid items in the contract must be reimbursed to the HOA should the contract be terminated early by either party.

E) There was a brush fire in Phase 1 on Saturday, 11/9/13 on the property of a Springdale resident. The Stokesdale Fire Department responded, put out the blaze and determined that it was unintentional. Windblown embers from a cookout were the cause. No one was injured, but the rear 20% of the homeowners' property was scorched, as was a 50' running portion of the berm and 7 holly trees. Jonathan Schoen & Fire Chief Gauldin both advised that potential tree damage may not manifest until Spring. Tom will write a letter to the homeowner advising his potential liability for any damage.

5) Management Company

A) The Board determined by a 3-1 opinion that it needed help managing the community and that a management company could provide that assistance. Discussion centered on the accounting duties and covenant enforcement. The pros included the time saving benefits, better enforcement of

covenants, enhanced accounting options for homeowners. The cons included the added expense to homeowners and an outside party overseeing and curtailing homeowner interests. The BOD was split on whether they could handle the accounting functions themselves, but agreed that they needed help with covenant enforcement. John will have further discussions with Slatter Management and the BOD will discuss the results in a conference call Wed., 11/20/13.

B) Brian suggested that, if we remain self-managed in any way, we should purchase a Fidelity Bond to ensure fiscal integrity.

C) It was suggested that, if we have to raise annual dues, that we stagger the increase, ie. 50% in 2014, 50% in 2015, if necessary.

6) Violations

A) The BOD received a letter from Declarent Kevan Combs advising that he had given a covenant exemption to a homeowner prior to December 2003. The BOD determined that Mr. Combs did not have the authority to grant any exemptions to duly files covenants and that the covenants themselves did not refer to any exemptions being justified.

B) On 11/15/13 John & Tom to determine which 2013 violations have been rectified and which remain open and need follow up.

C) Letters advising repeat & continuing violators of their hearing dates and times to be written and sent.

7) 2014 Budget

A) Estimated 2013 budget surplus = \$6000+

B) 2014 budget was reviewed and approved by BOD. The meeting for community approval will be scheduled during the 11/20/13 conference call for the week of 12/9/13. Tom will check w/ Town Hall for available dates & reserve room when date is determined.

C) Dues invoices need to be mailed right after December meeting.

8) Trucks

There was a brief discussion of the covenant restrictions for “trucks” & what constitutes a “truck”. Harold Steffenhagen Jr.'s e-mailed opinions were read and discussed, but, the attending board members determined that the covenants were specific and precise on this issue.

9) Other Business

The question of Saturday or daytime meetings was brought up. All attending thought that that could be arranged with enough notice.

10) Adjournment

With no further business being raised, the meeting was adjourned @ 9PM.