

Springdale HOA Annual Meeting: June 26, 2012

Annual Meeting Minutes

Stokesdale Town Hall

7:00 PM

In attendance: Scott Goad, John Moran, Kris Cloutier, Mary Allred and Cathy Steffenhagen
Quorum was met with 24 households in attendance

I. Stokesdale Neighborhood Watch Program

- Deputy Scotty Casey spoke to the group regarding neighborhood watch program, which started in 2007 for Springdale.
- He gave tips for safety such as – locking car doors, have lights on timers when you are out of town, having someone get your mail and paper for you while you are gone. Take extra steps such as nails in the windows to prevent them being opened from the outside. Get out in the neighborhood and get to know your neighbors so you can easily spot something that is out of place or suspicious. If anything is suspicious call 911 to report it! Use the Sherriff's office website to see who is in jail, predators close in the neighborhood, etc.
- National Night Out (nno.org) is the first Tuesday of August. You can contact the Sherriff if you plan an event and someone will come out to the neighborhood to attend.
- Deputy Casey reported that in the previous month they had 23 calls for the Stokesdale area, 8 of those were crimes that lead to 5 arrests.
- On average there is a 10 minute response time in Stokesdale (average for Greensboro is 26 minutes).

II. Financials

- a. Review of the 2012 year to date financials** – reviewed document titled “Springdale HOA Expenses 2012”. A question was posed from a homeowner regarding the “common areas” of the neighborhood and the HOA responsibility to maintain areas that are common, but are off-site septic fields for other homeowners. We discussed who's responsible for what in those situations.
- b. Financial position through balance of 2012** – reviewed document titled “Springdale HOA Annual Fees Paid 2012”.
- c. Increase in the annual dues for 2013** – discussed increasing expenses and projected collections of dues.
- d. Management Company information** – Briefly discussed possible rate increases of paying for a management company to manage the association and what those fees would include. Group had discussion of positives vs. negatives of being managed by an outside company vs. volunteers.

III. DOT update for the roads in Phase 2 and Phase 3

- DOT has officially taken over the responsibility of all the roads in the neighborhood.

IV. List of Accomplishments since June 2011

- Some accomplishments include: securing monthly meeting location, banking information transferred from private SS# to a TIN #, hired new landscaper, established a formal filing system, got up to date on all common area maintenance needs, established a welcome letter, worked with DOT to take over the streets of the neighborhood, dues follow up and payment receipts, established policies on payment of dues, ARC committee, HOA covenants, up to date website, community watch continued, established contact email lists for various neighborhood issues, put up signs for common areas and offsite septic system fields, got new signs for communication of annual HOA meeting.

V. HOA Covenants – Updates and Violations

- Current covenants were blanket covenants that were applied to all the builders' construction properties. The board wanted to simplify the covenants and make them easier to read and understand, as well as to make them our own. The board sent out a draft of these revised covenants with notification of the meeting. The board will finalize the draft and send it out to all homeowners to vote on.

VI. Springdale Communications

- a. Website – www.springdalesubdivision.webs.com – is being updated on a regular basis as to the meeting times and locations as well as other neighborhood news.
- b. Email lists – have been established for (1) neighborhood watch (2) Website update notifications and (3) HOA notices. A form asking for email addresses and permission for each list were sent out with the annual dues invoices. Also, lists were on at the meeting for those to sign up who had not done so previously.

VII. Architectural Review Committee (ARC)

- a. Requirements and process for obtaining approvals – were discussed
- b. ARC positions available – currently the committee consists of 2 members and the board liaison. Volunteers for the committee are needed.

VIII. HOA Board of Directors

- a. Two Board of Directors stepping down – Scott has served 3 years on the board, and Mary is stepping down as an officer due to time constraints.
- b. Three to Five Board of Director Positions are available – Bryan Byrd volunteered as a board member, the homeowners in attendance agreed.

IX. New Business and Questions