

**Minutes from the General Meeting of the Springdale Board of Directors held
Wednesday, February 11, 2015 at 7PM @ Stokesdale Town Hall**

1) Administrative

A) Matt Osborne, Tom McCoy and Cathy Steffenhagen in attendance. Henry Ashton arrived a few minutes late. Megan Nyugen from the Slatter Mgmt. Group also in attendance.

B) Homeowners in attendance included: Nancy McCoy, Veronique and Roger Brown, Darlene Conner, Curtis and Gloria Schoen, Jonathan Schoen, Janna Lewis, and Brian Gregory.

C) Gloria Schoen commented about the bad taste of the water and the poor water pressure. She asked if the state did or would do any water testing. She was referred to the Springdale website for a copy of Aqua's most recent testing and to the map referencing the contaminated water areas in Stokesdale at Town Hall. Tom advised that he had spoken to an Aqua supervisor last week and was told bigger more efficient filters were being installed by the end of March. He also advise that a company called Meritech in Reidsville would perform some inexpensive testing for anyone concerned about their water quality. Lastly, Tom advised that Springdale had performed its own water survey approximately 8 months ago and would send the Schoens a copy.

D) Roger Brown brought up the ongoing problem of people riding unlicensed motor vehicles across the septic lines in the Meadow Springs common area between the Lewis and Causey properties. He was very concerned about the damage being done to both the septic lines and the soil and the grass. Janna Lewis added that Roger's lines run through her property and that damage to them would affect her property, also. Brian Gregory noted that he saw riders riding the past weekend and that they were having bonfires and parties with motorized vehicles parked there. Roger advised that, according to covenant 3.10, riding unlicensed motor vehicles of any type was forbidden anywhere within the Springdale community. Cathy Steffenhagen advised that she noticed that the teenagers only rode when the adults were not at home. Roger asked what the HOA was going to do about the state of the common area. Darlene

Connor commented that if the HOA was going to enforce landscaping standards with Springdale residents, then the common areas should be held to the same standards.

Matt Osborne advised that the Board:

- 1) Would ask Jonathan to provide an estimate for the complete repair of the common area including topsoil and seeding and straw.**
 - 2) Would put up new signing with wording citing the Guilford County statutes against trespassing and property damage.**
 - 3) Would have Megan write a letter to the parents and guardians of the teenagers suspected of doing the damage detailing the complaints and listing the actions that the Board will take if the offending conduct does not cease. If necessary, a meeting between the Board and the adults will take place.**
 - 4) Would commission a survey of the common area to clarify the perimeter of the area and specifically locate the placement of the septic lines.**
 - 5) Would consider installing metal posts to hinder vehicle riding at the entrance to the walking trail.**
 - 6) Would investigate the costs associated with constructing and maintaining a fence to effectively prevent any further damage to the common area.**
- E) After the homeowners left, the Board discussed the topic of erosion. Jonathan Schoen presented examples of the worst problem homes and indicated the proper treatment solutions for each. He advised that seeding for this season should be completed no later than the end of March for the grass to get established by Summer. Meagan agreed to draft a letter to all homeowners detailing what was expected of them as far as landscaping and property repair is concerned. That letter needs to be mailed by the end of February.**

2) Slatter Management

A) The new Slatter contract begins in March. Per request, Megan presented quotes for more frequent neighborhood runs. Currently, Megan does a run every 23-25 days. Performing runs every 2 weeks would be an additional \$95

p/m and every 10 days would be an additional \$190 p/m. The Board agreed to consider those adjustments.

B) Megan advised that we could continue billing one of our residents, who is in CH 7 Bankruptcy, for violations he continues to commit, but, we cannot make any attempt to collect until he has settled his Bankruptcy filing.

F) Financial

1) The Board unanimously approved the January financial documents.

G) Adjournment

1) Henry suggested that we postpone the rest of this meeting for 1 week. The Board set the follow up meeting for 7PM on Wednesday, February 18, 2015 at Stokesdale Town Hall.

2) The meeting adjourned at 9:20 PM.