

Minutes from General Meeting of Springdale HOA Board of Directors
Wednesday, March 26, 2014 @ 5:30PM @ Stokesdale Town Hall

1) Administrative

A) Brian Byrd, Tom McCoy, John Moran and Nancy McCoy in attendance. Cathy Steffenhagen absent.

B) Quorum established.

C) Matt Osborne from 7782 Springdale Meadow Dr. asked to discuss the trashcan covenant policy with the Board. Matt contended that the policy had never before been enforced, was little more than a nuisance issue, constituted a hardship to some residents and would be met with some resistance by many residents of Springdale. The Board responded that there were no differences in importance among the covenants, that all had to be enforced equally and fairly, that there was a process in place to change covenants that residents thought were unfair and that the covenant would continue to be enforced along with the other covenants. At the end of the discussion, Mr. Osborne took his leave.

D) The minutes from the February 25, 2014 HOA meeting were unanimously approved.

2) Financial

A) There are 3 homeowners who have not paid their 2014 dues and/or have previous balances still due. All have been sent delinquency notices which include an intent to file liens on their properties should the balances not be paid.

3) Architectural Review Committee

A) The ARC unanimously approved a resident's petition to both expand their driveway laterally to accommodate all of their cars/trucks, and, to plant an 18' maple tree in their front yard to replace one that had not survived. Curiously, the approval letter to the homeowner was returned to the HOA PO Box marked "Undeliverable to this address" despite having the correct name & address on it. The homeowner advised that their mail is rarely delivered correctly. The HOA hand delivered the approval letter.

4) Aqua, NC

A) The final draft of the Aqua Water Survey was submitted to the BOD, with 63 residents having responded. The Board thought having an in-depth independent lab testing of the water was a good idea. Testing would clarify any water issues, identify areas, if any, Aqua needed to improve, and alleviate residents' concerns as to our water's quality. It was estimated that testing would cost approximately \$1500. The Treasurer was directed to do a budget analysis of the HOA's resources to determine if testing is economically feasible. Ideally, the distribution of the survey would include such testing, but we would distribute the results without testing if testing is not affordable. The results are to be posted on the Springdale website immediately and residents' feedback is requested. Further distribution outside the community – to Aqua, to Katie Hicks @ Clean Water for NC, to Stokesdale Town Council, to other Aqua communities, to the media – would wait until we determined if testing is an option.

5) Springdale Website

A) Tom suggested that we update the website. Older, non-topical items should be removed, BOD and Committee member names, duties and contact info should be updated, 2014 Minutes added, Water Survey added and a Springdale Residents' Services section be added. The new section would allow any Springdale resident the opportunity to showcase any commercial services that they may provide to other Springdale residents. Legal services, accounting services, landscaping, car repair, boat sales, beauty treatments, manicures/pedicures are all examples of services that could be posted. The Board would reserve the right to approve or reject any postings on the site at their discretion.

6) Violations

A) Deidre Clack from Slatter Mgmt. submitted a new listing of violations as of 3/22/14 via e-mail. There were 31 trash can violations, 8 erosion issues, 3 trailer issues and 1 parked car issue. With the exception of the erosion issues, which really can't be corrected until the weather gets better, most of the other violations are repeat violations. Tom added three more trailer violators to Deidre's list, also repeaters. It was decided that we would invite Deidre to a conference call on Wed. 4/2/14, time TBD, to discuss next steps and procedures.

B) One resident advised that he was given an exception to the covenants by the developer in the early stages of Springdale's development. The Board does not feel that the developer had any authority to waive any covenant for any individual. *Brian Byrd will draft a response to that effect to the individual claimant and ask that he refrain from violating the covenants in the future.*

C) According to the covenants, The BOD has the authority to draft "rules" regarding any subject not directly addressed by the covenants. The practice of parking vehicles of any type on lawns instead of on driveways is such a subject. The BOD unanimously agreed to legislate this subject and Brian Byrd will draft such a rule to be discussed and voted upon at the next BOD meeting.

D) Deidre Clack kindly provided samples of other communities' "handbooks", which are general summations of the covenants and the role of the Architectural Review Committee in those associations. They clarify and simplify the rules and regulations that the communities live by. The Board decided to ask Deidre during the conference call if Slatter Mgmt. could provide Springdale with handbooks based upon Springdale's covenants and ARC procedures.

7) Insurance

A) Tom reported that little progress had been made reviewing our HOA insurance policy and asked that discussion be tabled until the next meeting.

8) Social Committee

A) Tom reported that Brian & Michelle Gregory had agreed to organize and run an Easter Egg Roll/Toss/Hunt event for the children of Springdale residents on Saturday, April 12, time TBD. The rain date would be Sunday, April 13, 2014. A budget of \$100 was approved for supplies and community notification.

9) BOD Membership

A) With Brian's term ending in 3 months and the changes occurring within the community, it was determined that a concerted effort to attract more ^{Residents with} varied ~~and~~ opinions to ^{serve} service on the BOD should begin. All Board members should actively attempt to recruit members to the BOD by the June meeting. A progress report should be given by each member at the next BOD meeting.

10) Adjournment

A) The next meeting of the BOD was tentatively scheduled for Wednesday, April 23, 2014 @ 7:00 PM in Stokesdale Town Hall. All residents are cordially invited to attend and express their comments, ideas and suggestions on living in the Springdale community.

B) The meeting was adjourned at 7:30 PM.