

Minutes from General Meeting of Springdale HOA Board of Directors

Wednesday, January 29 at 7PM at Stokesdale Town Hall

1) Administrative

- A) No Homeowners in attendance.
- B) Brian Byrd confirmed that Harold Steffenhagen, Jr. had resigned from the Springdale HOA Board of Directors due to time constraints.
- C) Brian Byrd, John Moran, Tom McCoy, Nancy McCoy in attendance. Cathy Steffenhagen absent.
- D) Quorum established.

2) Financial

- A) Board acknowledged receiving initial list of homeowners having paid their dues.
- B) Brian and John discussed meeting up to get both names on HOA banking documents to facilitate deposits and other HOA transactions.
- C) Cathy had prepared financials for the period ending 12/31/13. There was some question on the makeup of certain figures that the Board members were not able to verify with certainty. With Cathy absent it was decided to table further discussion until the next Board meeting, when Cathy could review the figures with the Board.

3) Management Company

- A) After brief discussion it was determined that the Board would contract with a management company on a violations only basis. It was also agreed that, if it became apparent that if we needed to add the accounting services at a later time, we could add those then.
- B) The Board agreed to hire Slatter Management Services, Inc., 4125 – G Walker Avenue, Greensboro, NC 27407; Kay Thornton, Mgr., 336-378-5975.
- C) Slatter had presented the Board with optional plans, which included varying services and fees. The Board agreed to a Violations only option

which included 20 inspections per year and attendance at 3 HOA meetings per year at an annual cost of \$4,992.00 or \$4.00 per home per month.

D) John Moran agreed to contact Slatter and get a copy of the contract for the Board to examine and approve. He would attempt to set up a conference call with Slatter and the Board for Monday, February 3, 2014 in order to discuss, negotiate and sign a contract authorizing Slatter to commence ASAP.

4) Aqua

A) Tom McCoy submitted a proposal wherein a survey would be mailed to Springdale homeowners asking them a series of questions about the quality, condition and service of our water as provided by Aqua NC. A stamped, return envelope would be provided to facilitate homeowner response. The results would be given to Aqua and to Katie Hicks @ Clear Water for NC (cwfn.org) to help resolve some of our water issues. Some residents have been complaining of brown residue in their water and with the recent issues in W. Va and NC, the Board felt proactivity was in order. The Board unanimously approved the proposal.

5) Adjournment

A) The next meeting was set for Tuesday, February 25, 2014 at 7PM at Stokesdale Town Hall.

B) Meeting adjourned at 8PM