

**Minutes from the General Meeting of the Springdale Board of Directors held  
Wednesday April 8, 2015 @ 7PM at Stokesdale Town Hall**

**1) Administrative**

**A) Matt Osborne, Tom McCoy and Cathy Steffenhagen in attendance. Henry Ashton absent.**

**B) No homeowners in attendance.**

**C) Minutes from the January 14, 2015, February 11, 2015, February 18, 2015, and March 11, 2015 meeting were approved.**

**D) Matt questioned whether the promotional magnet had been mailed with the March erosion letter. Tom explained that, due to the size and weight of the magnet, it would be more economical to send it out with the Annual Meeting packet in May.**

**E) The Board will ask the Webmaster Brian Davis to create a new section under the HOA section covering "Board of Directors Adopted Rules and Regulations". The Parking on Grass rule and the "definition of approved enclosures" clarification that are listed on the Homeowners' Guide will be included in that section.**

**2) Financial**

**A) The February and March financial approvals were tabled until the May meeting.**

**B) Due to the ongoing CHX111 Bankruptcy and foreclosure, the HOA can only expect to receive the 2015 dues and late fees from PNC Bank, who is the major creditor.**

**C) There are still 5 homeowners who have not paid their 2015 dues. They will all be sent demand letters and, if the dues are not paid by April 30, 2015, liens will be taken out on their homes and the accounts turned over to Rossabi and Black for collection.**

**D) One homeowner still owes a \$20.00 balance on his dues. A letter will be written to him requesting the payment.**

### **3) Social Committee**

**A) Easter Egg Hunt was well received; however, attendance was less than last year, possibly due to later date. Next year's event should be the week before the holiday.**

**B) Plans are in the works for a pre-Annual Meeting bar-b-que in the community in June. Lauri will have details in early May.**

### **4) Architectural Review Committee**

**A) Matt will invite the residents with the fence and gravel driveway issues to a meeting at 8PM on 4/20/15 to discuss their plans to modify the items that the ARC is contesting.**

### **5) Slatter Management Inc.**

**A) A Violation Hearing will be held @ 7PM and at 7:30 PM for two separate residents with multiple trailer violations.**

**B) The letter describing the BOD's decision from the April 7 Violation Hearing concerning parking on the grass was approved with minor changes. Slatter was advised that the BOD would mail it out.**

**C) It was agreed that erosion issues would be noted as of May 1 by Slatter. A working definition of "erosion" needs to be given to Megan by that date so that everyone is on the same page. Henry was working on that definition.**

**D) Since the Slatter contract is on a month to month basis, the 3 Board members need to discuss its continuance. Perhaps the question should be asked at the Annual Meeting?**

**E) The Board determined that the sole open lien for assessments needs to be resolved. One more letter will be written to the homeowner and, if not paid, the account will be sent to the Slatter attorneys for collection.**

**F) The Board needs to know the status of the “exceptions” document that was drafted and sent to the Slatter attorneys in March.**

**6) Old Business**

**A) NCDOT approved the installation of 2 new Speed Limit signs at critical junctures within the community.**

**B) No Trespassing and No Soliciting signs will be installed by the community after the Speed Limit signs have been erected. No Soliciting stickers will also be purchased for residents mailboxes.**

**C) Possible boat and trailer storage locations were discussed by the Board without resolution.**

**7) New Business**

**A) A request from a resident for the HOA to remove a tree that had fallen from HOA property onto the residents’ land was rejected by the BOD. It was feared that a fiscally irresponsible precedent would be set.**

**8) Adjournment**

**A) The 7PM Violations Hearing on 4/20/15 was confirmed.**

**B) The 7PM General Meeting of the BOD was confirmed for May 6, 2015.**

**C) The meeting was adjourned at 9:20PM.**