

Minutes from the General Meeting of the Springdale Board of Directors
Wednesday August 20, 2014@7PM at Stokesdale Town Hall

1) Administrative

- A) Matt Osborne, Henry Ashton, Tom McCoy, Cathy Steffenhagen in attendance. Brian Byrd absent.**
- B) Mayor Randy Braswell in attendance as special guest of the Board.**
- C) No homeowners in attendance.**
- D) Minutes from the July 16, 2014 meeting were approved.**

2) Financial

- A) Approval of the May, June and July 2014 financial reports was tabled until the next meeting.**
- B) An informal projection of our calendar year end balance was estimated at \$5,900.00 by Tom.**

3) Slatter Management

- A) The Board would like to finalize the Homeowner's Guide being prepared by Slatter and distribute it to the community by the end of August. Tom will e-mail Deidre @ Slatter to facilitate.**
- B) Deidre requested fine amounts for pool violators be established by the Board and sent to her. The Board did not establish these fines, yet.**
- C) Matt agreed to speak with Brian about obtaining signed copies of our contract with Slatter Management so that we are aware of all important dates and provisos in our partnership.**

4) New Business

- A) At the request of resident Alvis Causey, the Board discussed and approved lighting both Springdale signs at the main entrance. It was suggested that solar powered "bullet" lights be installed. Tom will speak with our**

landscaper, Jonathan, about types and costs for installation. Henry will speak with his neighbor, Bob Weekly, about landscape lighting, also.

B) The Board determined that landscaping reflecting the Fall Season be erected at both entrances to Springdale, utilizing plants, straw bundles, fall colors and vegetables (ie. pumpkins, corn, etc.). Tom will discuss with Jonathan.

C) The Board discussed erecting “NO Soliciting” signs at the two entrance to Springdale, but wished to determine the legal ramifications and benefits of such a move. Matt agreed to discuss with Brian Byrd and Tom will discuss with Scott Casey, Guilford County Deputy Sheriff. *ULTC*

D) The Board determined that written minutes of Violations Hearings needed to be kept, including the disposition of each case by the Board. These minutes will be kept with the general meeting minutes. Tom will draw up the minutes for the June 26 and August 7, 2014 Violations Hearings and submit them to the Board for approval.

E) The Board determined that it needed to further define the working definition of “other enclosure approved by the ARC”, as referenced in Covenant 3.10 pertaining to trucks, trailers, boats, etc. It was decided that the concept would be to emphasize the community’s desire and right to privacy from the vehicles restricted and referenced in the covenant. Basically, the residents of the community should not be able to see the vehicles referenced from the street, just as trash cans “should not be visible from the road” (Covenant 3.9). Matt will discuss this working concept/definition with Brian and get his suggestions.

F) Matt will also discuss with Brian the impact that different bankruptcy filings by residents have on HOA covenant enforcement and whether or not a government owned property obtained by foreclosure (FannieMae) is immune from HOA rules and regulations.

G) Tom suggested having a Halloween house decorating contest with cash prizes for each Phase of Springdale. The Board did not approve of the cash prizes, but agreed on the idea of having a kids’ costume party with games and fire trucks and refreshments to be held on the Saturday before Halloween,

October 25, 2014. Henry will speak to Janna Lewis, the Social Committee Chairlady, about organizing the festivities.

H) Tom McCoy presented an ARC application for his own project to the Board for approval. Due to the untimely passing of Mike Davis, the ARC does not have the required membership to consider applications, deferring to the HOA Board. The Board unanimously approved Tom's application to install a 24' white vinyl fence and 12'X18' paver stone patio in his yard.

5) Adjournment

A) The next HOA Board meeting was scheduled for Wednesday, September 17, 2014 @ 7PM at Stokesdale Town Hall.

B) Mayor Braswell asked to address the Board. He had received a copy of the Aqua water survey that the Board had conducted earlier in the year. He suggested that the Board may want to have a sample of each phase' water tested by a Reidsville company named Meritec. He presented many reasons for this including a discussion of the history of Stokesdale's contaminated water and its acquisition of a new, underutilized water system of its own. A map located in the town council meeting room indicated that the contamination discovered in the 1990's was very close to Springdale, had possibly disseminated since then, and was an issue that should be investigated. Unfortunately, the town's new water system was not completed at the time of Springdale's inception.

A discussion with the mayor also included Stokesdale's sign ordinance and lack of enforcement. The Board had heard the comment from prospective buyers in the community that they generally like the homes but were not impressed with the "neighborhood". The Board initially took that to mean the Springdale neighborhood; but, as steps were taken to improve the Springdale neighborhood, the Board realized that the complaint was also about Springdale's surrounding areas. The mayor agreed that something needed to be done about this problem and advised that the Stokesdale Ordinance Committee would be meeting the following week and the problem should be brought up and discussed at that time.

Another suggestion was that Stokesdale get behind the idea of an HOA blood drive contest, wherein all residents of HOA's in Stokesdale be invited to participate in a blood drive to be held at Town Hall for the benefit of the entire Stokesdale community. Mayor Braswell said he was in favor of any idea that helped promote the concept of community and that The Ladies Auxilliary would be very happy to promote this idea through the Fire Department.

C) The Board thanked the Mayor for his suggestions, information and attendance and the meeting was adjourned at 9:55PM.