

**Minutes from the General Meeting of the Springdale HOA Board of Directors on
Wednesday January 14, 2015 at Stokesdale Town Hall @7PM**

1) Administrative

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

B) December 10, 2014 Budget minutes were approved.

2) Residential

A) Homeowners Janna Lewis and Veronique Brown addressed the Board with noise and damage complaints to Springdale common areas and private property by neighboring ATV's. Both opined that the nuisance has been going on for many months; that, despite verbal assurances from the neighboring homeowner, the noise and damage continues, and they want the HOA to bring it to a halt. The Board agreed to inspect the area the following Saturday to determine the accuracy of the complaint and the extent of the damages. Meanwhile, it was suggested to Janna and to Veronique that as soon as they heard the ATV's they and their neighbors call the police and the Board to complain. It was also suggested that they present their complaint at the Town Council meeting scheduled for the following night for any help and/or suggestions the council might offer. Lastly, the Board agreed to research the covenants for any restrictions they might offer to unlicensed ATV use in the community.

3) Financial

A) November and December Financial Statements were approved.

B) Approximately 50% of homeowner's dues have been collected to date. Two payment plans are currently in effect. Libby Kendrick and Brian Davis will be asked to post dues reminders to the neighborhood on their respective sites.

4) Slatter Management

- A) The letters generated from new Slatter Rep. Megan Nguyen's January run were received and read.**
- B) All violation correspondence, including Friendly Reminders, should include the specific Springdale Covenant chapter and verse being cited.**
- C) Before any correspondence goes to the homeowners, it must be sent to the Board for prior approval.**
- D) Henry will put together a criteria for defining "Erosion" to be discussed and determined at the next scheduled meeting. It was suggested that Megan attend that discussion and provide Management's perspective and experience.**

5) Old Business

- A) Suggestions were solicited from the Board for sponsors of the proposed magnet enclosure that would list essential phone numbers for our community. Restaurants (Village Pizza, Elizabeth's), Groceries (Food Lion, Lowe's), Nurseries, etc. were mentioned. Tom will investigate.**
- B) The Board reviewed a proposal from Oak Ridge Electric to light the main signs at the front of Springdale. The Board felt the project @ \$2300 was too expensive to undertake at this time. Henry said that he thought he could get 2 solar powered spotlights for \$40. It was suggested that he pick up 3 pairs to try out front.**
- C) Matt had not heard back concerning the CH XIII filing, or, the revisions to the 3.10 covenant. It was agreed that the Board should consult the Slatter attorney on the CH XIII situation.**

6) Adjournment

- A) The next two BOD meetings were scheduled for Wednesday, February 11, 2015 and for Wednesday, March 11, 2015. Both will be held at Stokesdale Town Hall at 7PM.**

B) The meeting was adjourned at 9:15 PM.