

Minutes from the General Meeting of the Springdale Board of directors
Wednesday, September 17, 2014 @ Stokesdale Town Hall

1) Administrative

A) Matt Osborne, Henry Ashton, Tom McCoy, Cathy Steffenhagen in attendance. Brian Byrd absent.

B) Residents Darnell and Mike Mays attended and addressed the Board with their concerns about speeding in the Springdale community. Both residents feared that, without attention being paid to this problem, an accident or worse is imminent. The Board agreed and voted to:

1) Contact NCDOT about additional signage in the community;

2) Add a reminding note to the forthcoming community mailer about the speeding concerns;

3) Ask Libby Kendrick to send out an e-mail to the community reinforcing the speeding concerns;

4) Ask the Sheriff's office for increased officer presence in the community.

C) Mike and Darnell Mays agreed to join the ARC as a voting member.

D) The minutes from the August 20, 2014 meeting were approved.

2) Financial

A) The May, June, July and August 2014 financials were approved.

B) Tom advised that the community received an \$850 rebate from Duke Power.

C) The Board approved the annual PO Box renewal for \$60.00.

D) The Board approved Jonathan Schoen's \$575.00 estimate for the clean up of the Meadow Springs common area stemming from the July 2013 storm damage.

3) Old Business

A) The Board will continue researching options for lighting the Main entrance and the Springdale sign.

B) The Board approved \$120.00 to have Jonathan Schoen purchase and install 3 Fall decoration displays for the 2 entrances.

C) The Board will continue to research the financial and legal ramifications of installing “ NO Soliciting ” signs at the community entrances.

D) The Board will continue planning a Fall Festival celebration to be held around Halloween/ Thanksgiving. Janna Lewis will be consulted.

E) The Board has adopted a working model of Covenant 3.10’s “other enclosure approved by the ARC”. “Other enclosure” must include the capacity to remove the offending item from the view of other Springdale residents, to assure that the items referenced in Covenant 3.10 cannot be seen from the street. In other words, approval of the design of an enclosure or other structure by the ARC does not automaticall permit the storage of boats, trailers, etc. within the enclosure or other structure. The ARC must approve the enclosure or other structure for the purpose of storing boats, trailers, etc.

This clarification to Covenant 3.10 will be added to the Springdale Homeowner’s Guide being prepared by Slatter Management for mailing to our residents. This clarification will also be put on the Springdale Website under an “Adopted Rules and Clarification” section adjacent to the Covenants.

F) All outstanding trailer and pool violations will be followed up by the BOD.

4) Slatter Management

A) There has been a general dissatisfaction on the Board with timely communication from Slatter management. Specifically, we’ve had to request invoices, copies of ride throughs, the homeowners guide, copies of violation/hearings/resolution letters sent to homeowners. There is some

confusion over proper procedure and who sends what to whom. Tom will speak to Deidre about this at the Thursday night Slatter meeting in Greensboro.

5) New Business

A) The BOD approved Eileen Thiery's ARC application to install an in ground sprinkler system on her property.

B) The BOD approved Joey and Barbi Steele's ARC applications to:

1) expand their driveway laterally, and,

2) clear the brush surrounding the driveway area to the property line.

6) Adjournment

A) A follow-up meeting was scheduled for Wednesday, September 24, 2014 @ 7PM at Stokesdale Town Hall to discuss unfinished business.

B) An HOA meeting was scheduled for Wednesday, October 22, 2014 @ 7PM at Stokesdale Town hall.

C) The meeting was adjourned at 9:35PM.