

Minutes from the General Meeting of Springdale HOA Board of Directors
Wednesday, April 23, 2014 @ 7PM at Stokesdale Town Hall

1) Administrative

A) Brian Byrd, Tom McCoy, John Moran, Cathy Steffenhagen in attendance.

B) Quorum established.

C) Fran Smith and Matt Osborne from 7782 Springdale Meadow Dr. and Janna Lewis from 7793 Meadow Springs Dr. asked to discuss Covenant 3.9 - Trash receptacles – with the Board. Their primary objection to the covenant was the phrase “and shall not be visible from the road.” contained in its first sentence. The homeowners felt that that stipulation constituted an undue hardship in many cases, especially with the new policy of covenant enforcement. The homeowners asked the Board to clarify the procedures available to the community to modify and/or rescind established covenants. The Board advised that there are two methods that would accomplish that goal.

The first would be for the Board to write out the proposed change and mail a ballot to each property owner with the proposed change. Any written ballots cast would have to be notarized for authenticity and then returned to the board to be enumerated by a specified date. The proposal would need 70 affirmative votes out of 104 homes to pass.

The second method would be to have the homeowners vote on the proposal at the annual meeting held every June. A minimum of 70 homes would need to be represented at the meeting either in person or by notarized proxy for the vote to be held. An in person voter might need to show a picture ID if no Board member could identify them as a homeowner. This method would also require 70 votes for the measure to pass.

The homeowners present at the meeting felt that many of their neighbors would support such a modification of the covenant. They asked that a proposal eliminating the phrase “and shall not be visible from the road.” from Covenant 3.9 be drawn up by the Board and be included in the agenda to be voted upon at the annual June HOA meeting. A letter announcing

these request would be sent to all homeowners. The Board agreed to draw up and include the voting proposal and it was suggested that the annual meeting be held before schools let out for the summer so that a maximum number of homeowners would be able to attend.

It was agreed that the annual Springdale HOA meeting would be held on Wednesday June 11, 2014 @7PM at Stokesdale Town Hall. It was further agreed that an HOA meeting would be held Tuesday, May 20, 2014 at 7PM in part to draw up and finalize the letter announcing the annual meeting and the proposed agenda, which will include the covenant vote. The homeowners took their leave.

D) The minutes from the March 26, 2014 HOA meeting were unanimously approved.

2) Financial

A) There are still 2 homeowners who have not paid their dues. Interest charges will be added monthly and a lien on their properties will be filed. Brian will investigate whether filing charges can be added to the due amounts.

B) February 2014 financials were unanimously approved as submitted by Cathy Steffenhagen. March and April will be completed as soon as all documentation is received now that tax season has concluded.

3) Architectural Review Committee

A) There were no new ARC requests made in April by homeowners.

4) Slatter Management

A) It was agreed to authorize Slatter to draw up a brochure summarizing Springdale's covenants for distribution to homeowners and new residents, real estate agents and any other interested party. Estimated cost will be \$130.00.

5) Social Committee

A) The Easter Egg Hunt run by Brian & Michelle Gregory attracted 40 – 50 participants and involved over 400 glow in the dark eggs. Expenses of \$115.00 were submitted.

6) Springdale Parking Rule

A) As brought up at the March HOA meeting, Brian submitted a draft of a new Springdale parking rule that the Board had requested.

It reads as follows: “All vehicles shall be parked on the homeowner’s hard surfaced driveway. No vehicles shall be parked on grassed areas, landscaped areas, or other portions of a homeowner’s lot other than the homeowner’s surfaced driveway.”

The Board unanimously approved the adoption of this new rule. It agreed to delay implementation until the June meeting. Its authorization and rationale will be included in the May letter announcing the June annual meeting and its implementation will be included in the June meeting agenda.

Brian had to leave the meeting at 7:55PM due to a previous commitment. It was agreed that a conference call meeting would be set up for the following week to address additional issues.

7) Adjournment

A) Discussion of Deidre Clack’s upcoming “run through” on 4/28, and establishment of a violations hearing on 5/20 for repeat offenders of covenant policy was briefly held. It was agreed that trash can issues would be tabled until the June covenant vote on the issue.

B) The meeting adjourned at 8:15 PM.