

# **MINUTES OF THE JULY 10, 2021 CSPOA ANNUAL MEETING**

## **CALL TO ORDER**

The meeting was called to order by President Bill Richards at 11:07 AM. A quorum was established with 29 Owners in attendance and 21 proxies submitted for a total of 50 Owners eligible to vote represented. Board members present were Bill Richards, Sheryl Wilson, Randy Foster, Sumter Bradwell, Jerry Bogage, and Fred Rodenbeck.

## **PROOF OF NOTICE**

Proof of notice was established with the mailing of the meeting notice and information packet mailed to all Owners on June 23, 2021.

## **ADOPTION OF MINUTES OF THE 2019 ANNUAL MEETING**

Minutes of the 2020 Annual Meeting were emailed to all Owners. With no questions or corrections introduced, Bud Katz made a motion to approve the Minutes, Jim Crowley seconded, and the motion carried by acclamation.

## **REPORTS OF OFFICERS AND DIRECTORS**

### **President's Report – Bill Richards**

Bill gave a brief overview of the year including the challenges and accomplishments achieved by the Board. He also stated that Owners that rent are complying with the Rental Rules and Regulations. Both Owners' Rules and Rental Rules can be found on our new CSPOA Website: [Coldspringsnc.org](http://Coldspringsnc.org). Bill thanked Director Jerry Bogage for coordinating the picnic preparation with thanks to Carole Bogage and Susan Bauknight for setting up everything. Bill then called for Officer's Reports.

### **Treasurer's Report – Sheryl Wilson**

Sheryl reviewed the FYE 2020-2021 financial statement ending in June. A copy was made available for those attending the meeting.

All dues for the year were collected in a short period of time. Sheryl thanked all for timely payments. For the year, we stayed within the budget, however, a few of the budgeted categories were overspent, particularly "water system renewal".

The FYE 2020-2021 Operating Budget was underspent by approximately \$1,480 and the Capital Budget was underspent by approximately \$595. Currently the Association has approximately \$70,000 in the Reserve Money Market Account. It was pointed out that we were unable to add the planned contribution of \$5,000 to the Reserve Account again this year due to lack of available funds at the end of the fiscal year. It is critical to the financial health of our community to continue to build the Reserve Account for major future community needs such as paving, lake restoration, dam restoration, major water system needs, etc. The proposed new Budget will allow us to add \$10,000 to the Reserve Account. Sheryl pointed out that there might be a few more invoices yet to be received for FYE 2020-2021.

Invoices for the annual dues for the next fiscal period of 2021-2022 will be mailed on August 1st. Due to inflationary pressure from our vendors and the need to add to reserves, the dues will be \$1275 per vacant lot and \$2,000 for improved lots.

#### Secretary's Report – Sumter Bradwell

Members were asked to remember those that passed away since the last Owners Meeting; John Powers, Pat Pittari and Mike Cannon.

Sumter introduced our new owners to the neighborhood: Philip and Christie Curcuru, Lot Deer Run; Christopher and Michelle Merrell, Lot Old Logging Trail; Sherrie Patrick and Huba Wass de Czege, 155 Pheasant Run; Robie and Joni Benitez, 207 Forest Trail; Chris and Ashley Collins, 235 Deer Run; Cynthia Wright and Trudy Brandau, 65 Beaver Run; John and Joan Childs, 50 Beaver Run; JoAnn Weiters and Peter Murphy, 148 Pheasant Run; Jon Cannon, 383 Deer Run; Tom and Bonnie Kirtland, 104 Pheasant Run; Wade and Carla Joiner, Lot Pheasant Run and Dr. Drew Davey, 56 Ridge Trail.

#### Landscaping Report – Bill Richards

Bill gave a brief explanation concerning landscaping changes. He explained in detail the changes at the front entrance with our new curbing and planting of annuals. Also, the damaged column on the right of the entry has been righted and moved farther away from the street. Right of way trimming has been done throughout the year but will need continual maintenance.

#### Streets and Tennis Courts Report – Bill Richards

Bill reported that our streets have a good asphalt base with no plans to repave. Minor crack repairs have been made as needed. The work on the long-awaited widening of

Forest Trail going up behind the barn is nearly complete. Our contractor has promised time and time again to complete the project with asphalt and to patch the cuts on Deer Run and Forest Trail. He is now promising next week for this work. Additional work on the shoulders of our streets is needed. This work was not completed this year due to financial constraints.

Bill also announced that the pasture fences and tennis courts have been pressure washed and that a Pickleball net convertor can be used. Those interested in Pickleball can contact Dave Fouser. There is equipment available for play in the Barn.

All street signs and house number signs were cleaned, and all posts cleaned and repainted for a fresher look.

#### Water System Report – Randy Foster

Randy reported that our water system is, as always, continually monitored for quality and NC State guideline compliance by our Operator, Goldie Associates. The 2020 NC Confidence Report has been submitted to the State. Randy fielded Bud Katz's question about how we can be proactive in maintaining the water system by stating that we have to monitor daily usage and repair valves as we discover leaks. All the individual valves that have been found have been repaired or replaced. We now have the ability to isolate Deer Run, Forest Trail, Pheasant Run and Hideaway Trail to avoid shutting the complete system for leak repair. A number of leaks have been located and repaired. The water system improvement program will continue as repairs are needed.

#### Lake Report – Fred Rodenbeck

Fred reported that 900 trout have been added to the lake this year, ranging from 6 to 11 inches in length. The algae and grass seem to be under control but this will be monitored as the summer wears on. Lake fishing rules are essentially catch and release but four fish per day per home is allowed for consumption purposes. All homeowners are reminded that visitors may fish but should be accompanied by a homeowner. Also rules regarding life jackets should be strictly observed.

#### Snow Removal- Bill Richards

Bill reported that we experienced only light snowfalls this past winter. We have a responsive contractor in place for the winter months and he proactively salts the streets as snow is predicted.

## Barn Report- Bill Richards

Bill Richards introduced Sherrie and Huba as the new barn managers. Their horses are named Nancy and Paris. Please ask before feeding the horses to comply with their daily diet.

## **APPOINTMENT OF ELECTION INSPECTORS**

Bill Richards appointed Sheryl Wilson and Randy Foster as Election Inspectors to count votes for various motions during the meeting.

## **ELECTION OF DIRECTORS FOR 2021-2022**

Bill Richards called for a vote to elect Fred Rodenbeck for another two year term and the following for new two year terms, all terms beginning July 10, 2021: Kenyon Langford, Chris Collins, Tripp Heard, Dave Fouser and Mike Kaiser. A motion was made by Tom Delahaye to unanimously approve this slate of Directors. The motion was seconded by John Bauknight. 100% of those attending and 100% of those submitting proxies voted in favor. Next year's Board will consist of Randy Foster, Fred Rodenbeck Kenyon Langford, Chris Collins, Tripp Heard, Dave Fouser and Mike Kaiser.

## **CAPITAL BUDGET FOR FY 2021-2022**

Bill Richards called for a vote on the Capital Budget for 2021-2022 as presented to the Association Owners. A motion was made by Lynn Katz to approve the Capital Budget with Gordon Couch seconding. 100% of those attending and 99% of those submitting proxies voted in favor.

## **OPERATING BUDGET FOR FY 2021-2022**

Bill Richards called for a vote on the Operating Budget for 2021-2022 as presented to the Association Owners. A motion was made by Bud Katz to approve the Capital Budget with Cynthia Wright seconding. 100% of those attending and 100% of those submitting proxies voted in favor.

## **NEW BUSINESS, DISCUSSION, AND ADJOURNMENT**

There was no New Business

Having no other discussion or further business to consider, a motion was made to adjourn by John Muir and seconded by Tricia Pittari. The motion was unanimously approved and the meeting adjourned at approximately 12:00 PM.

Respectfully submitted,

Sumter Bradwell  
Board Secretary