

CSPOA ANNUAL MEETING MINUTES (Unapproved)
Cold Springs Saddle and Tennis Club

MEETING DETAILS

Chair: Kenyon Langford

Secretary: Chris Collins

Date: July 8, 2023

Time: 11:00 AM

Location: The Stables

CALL TO ORDER

The Chair called the meeting to order. The following members were in attendance:

- Kenyon Langford, Chair (Board President)
- Bill Richards, Vice Chair (Board Vice-President)
- Sheryl Wilson, Treasurer
- Chris Collins, Secretary
- Steve Rosenthal, Board Member
- Fred Rodenbeck, Board Member
- Mike Kaiser, Board Member
- Dave Fouser, Streets and Tennis/Pickleball
- Randy Foster, Water System

PROOF OF NOTICE OF MEETING

Nine proxies were received, and 44 homeowners were in attendance.

III. ADOPTION OF MINUTES

The minutes from the 2022 Annual Meeting (previously distributed) were approved.

IV. REPORTS OF OFFICERS AND DIRECTORS

President's Update - Kenyon Langford

Kenyon Langford provided an update on the dam. The rock barrier at the dam and the removal of Evergreen bushes on the sides of the spillway were completed as requested by the State of North Carolina. The board, led by Kenyon, is still working on the Emergency Action Plan and downstream analysis. A third party will be engaged to complete the plan.

Treasurer's Report - Sheryl Wilson

Sheryl Wilson discussed the budget for the upcoming Fiscal Year 2023-2024 with Kenyon. Reserves will continue to be built for future road repairs. The proposed Operating Budget and Capital Budget have no changes to the overall annual dues, despite inflation. All dues for the previous year have been collected. Sheryl and Kenyon have worked with the bank to get 4% on our Money Market deposits. They will look

for a higher rate once the 2023-2024 dues have been collected. The board is considering locking funds into CD/Treasury or exploring span of control with funds.

Secretary's Report - Chris Collins

Chris Collins requested any email/mailing updates to be sent to him. The board is still investigating the possibility of a digital directory, taking into account security concerns and the need to maintain access controls.

Landscape Report - Bill Richards

Bill Richards reported that Cattails continues to handle the community's day-to-day landscaping needs with a minimal price increase in 2023. This accounts for almost 50% of the annual Operating Budget. Cattails has been reliable and responsive in maintaining the Cold Springs Common Areas, and their services will continue to be utilized.

Water System Report - Randy Foster

Randy Foster mentioned that the Consumer Confidence Report has been submitted to state for approval. The extended freeze in late December/early January resulted in water leaks in three houses. Other leaks in the water system were also fixed, causing an increase in utility and treatment costs. The repairs exceeded the budget allocated to Water System repair. However, daily water usage has been reduced by approximately 70%. Randy has also managed to reduce the weekly test requirement to three days, resulting in additional cost savings. The state has chosen five Cold Springs houses for water samples in the annual copper/lead test, and the households have been contacted and provided with cups for testing. Water quality testing reports are available in stable folders, and there are no issues to report.

Lake and Fish Report - Fred Rodenbeck

Fred Rodenbeck stated that the lake treatment earlier this year has successfully prevented the weeds from taking over, as they did in 2022. In addition, restocking of new trout, larger than usual (11-13 inches), has improved fishing conditions. Members were encouraged to keep any bass caught, as they have been dominating the lake and consuming the carp. The reintroduction of carp is being considered to assist in weed control.

Tennis/Pickleball Courts Report - Dave Fouser

Dave Fouser reported that Pickleball lines have been painted on one of the courts, and the net can be adjusted to Pickleball height.

Roads Report - Dave Fouser

Dave Fouser provided an update on the roads, stating that they are generally in good shape. Major road repairs will be deferred until after major house construction is completed. Dave is working with a few prospective companies to perform rubber patching on some of the smaller cracks.

Snow Removal Report - Bill Richards

Bill Richards discussed Michael Rogers' snow removal services and commended his efforts in treating the roads and removing snow during the past year.

Architectural/External Property Changes Requirements

Homeowners planning any changes to the exterior of their houses, including painting, new roofs, or landscaping, must submit their proposed changes to the board for approval. The various rules and regulations documents can be found on the Cold Springs website for guidance.

Additional Comments/Questions by Members of Cold Springs

During the meeting, the following topics were discussed:

- A question was raised about getting a better return on funds in the bank. See comments in the Treasury section.
- A request was made for the board to provide a digital copy of the CS Directory. See comments in the Secretary section.
- Concerns were raised about blocked culverts in the neighborhood. The board will address this issue and requested that such cases be reported for prompt resolution.
- Some members mentioned the death of Boxwood and other plants this year. The discussion attributed it to the harsh extended freeze in late December/early January and Boxwood blight disease. One member suggested trying a Bayer product they have used.
- The question of whether the board attempts to recoup damage caused by construction crews and delivery drivers in the neighborhood, and whether the homeowner where the construction or delivery is taking place is liable, was raised. The board explained that this is handled on a case-by-case basis, depending on the circumstances and responsibility for the damage.
- A member proposed the installation of a speed bump at the entry into Cold Springs to reduce speeding and enhance safety. The board will discuss this further.

APPOINTMENT OF ELECTION INSPECTORS

The following individuals were appointed as election inspectors:

- Lisa Richards
- Cindy Wright

ELECTION OF NEW DIRECTORS

Returning directors include Richards, Rosenthal, and Wilson. A motion was passed to appoint four new directors:

- Randy Foster
- Dave Fouser
- Kenyon Langford
- Chris Collins

Lot Consolidation Request

A lot owner requested to combine Lots 67 and 68. This request was approved by the CS Association members.

CAPITAL BUDGET 2022-2023

A motion for approval of the Capital Budget 2022-2023 was passed.

OPERATING BUDGET 2022-2023

A motion for approval of the Operating Budget 2022-2023 was passed.

IX. NEW BUSINESS

The following matters were discussed and voted upon:

- A motion was made and passed to contact Duke Power to remove or turn off three recently installed newer LED lights.
- A Cold Springs member expressed gratitude for the efforts in controlling dog barking and maintaining a peaceful neighborhood.
- Dick Green announced that he gave away an old guitar and is selling a Golf Cart. Interested parties were advised to contact him directly.
- There has been an increase in bear activity in the neighborhood. Members were reminded to be bear aware and advised to take bird feeders inside at night. It was also emphasized not to feed the bears.
- **Canoe Rack Cleanup**
An effort will be made to clean up the Canoe Racks this year. Members with canoes or kayaks in the common area were requested to ensure that they have a lot number assigned and to request that their last names be placed on them this year.
- **Familiarity with Association By-Laws**
All members of the Cold Springs Association were reminded to familiarize themselves with the Association By-Laws, which can be found on the Cold Springs website.
- **Community Website**
The community website for Cold Springs is <https://coldspringsnc.org/>. All documents related to the community can be accessed on the website.
- **X. ADJOURNMENT**
The meeting was adjourned at 12:25 PM.
- **Minutes submitted by:** Chris Collins
Approved by: Kenyon Langford, Chair