

ANNUAL BOARD MEETING MINUTES

Cold Springs Saddle and Tennis Club

MEETING DETAILS

Chair: Kenyon Langford

Secretary: Sheryl Wilson (Fill In)

Date: July 9, 2022

Time: 11:00 AM

Location: The Stables

CALL TO ORDER

There was a call to order by the Chair. The following were in attendance:

Kenyon Langford, Chair

Randy Foster, Vice Chair

Chris Collins- Treasurer

Sheryl Wilson- (Fill In) Secretary

Dave Fouser

PROOF OF NOTICE OF MEETING

14 Proxies Received

41 Homeowners in Attendance

III. ADOPTION OF MINUTES

Minutes from 5/29/2022 (previously distributed) were approved.

IV. REPORTS OF OFFICERS AND DIRECTORS

President - Kenyon Langford - Update on the Dam, a notice was received from the state regarding removal of vegetation on the dam and need for a rock barrier placed along the dam shoreline to reduce erosion. An Emergency Action Plan needs to be in place. The state of NC has raised the rating level of our dam as it has become more critical.

https://1drv.ms/b/s!AqF1srQN2NGcgr8AJwsvvZB_Z5QM7g

Large evergreen bushes on the sides of the spillway have been removed – fencing will be added around spillway for safety reasons. Minor erosion along the upstream edge of the dam needs to be mitigated. A stone buffer along the shoreline has been added as recommended.

The Emergency Action Plan (EAP) in event of impending dam breach requires revision which will be completed by August.

Treasurer's Report- Chris Collins –Chris discussed the budget for the upcoming Fiscal Year 2022-2023 and the adjustments for inflation. We will continue to build reserves for future road repair. The Operating Budget has been increased and the Capital Budget has been decreased resulting in no change to our annual dues.

Landscape – Bill Richards – Cattails continues to do a good job in handling community day to day landscaping needs with no price increase other than a small fuel surcharge. A homeowner mentioned infringement of shrubbery on some of the roadways needs to be trimmed back.

Lake and Fish – Bill Richards – Lake needs another weed treatment which will be ordered. New trout have been restocked and fishing is great!

Water System – Randy Foster

A leak was repaired in front of the Rodrigue property.

A damaged water spigot near the tennis courts was mentioned by a homeowner.

Copies of Water quality testing report available in stable folders. There are no issues.

Tennis Courts and Fence – Dave Fouser - They have been pressure washed and a section of fence was repaired.

Roads – Dave Fouser

Discussion about construction-related damage to roads and siding and need to collect deposits from all owners with contractors engaged in such work.

Further discussion about repairs/modification to entrance curbs and measures to improve the appearance and avoid problems in the future.

A homeowner raised concern if there were enough in reserves for further road repairs.

Snow Removal – Bill Richards – Discussed Michael Rogers and the amount of snow during the past year. Michael does a good job of pretreating the roads and removing the snow.

Architectural Committee – Randy Foster - If the homeowners are planning any changes to the exterior of the house including painting and new roofs, they should submit changes to board for approval also landscaping changes.

APPOINTMENT OF ELECTION INSPECTORS

John Pittari, Jr.

Patti Campbell

ELECTION OF NEW DIRECTORS – Returning are Langford, Collins, Rodenbeck, Kaiser

A motion was passed for (3) New Directors:

Sheryl Wilson

Bill Richards

Steve Rosenthal

CAPTIAL BUDGET 2022-2023 - Motion for approval passed.

OPERATING BUDGET 2022-2023 - Motion for approval passed.

IX. NEW BUSINESS

The need for a new CSPOA directory was discussed and will be developed and distributed among the homeowners.

Homeowner requested that if a dog is outside and continues barking that the dog owner should bring the dog inside their house to avoid a dog barking chorus.

All members of the Cold Springs Association need to be familiar with the Association By-Laws. They can be found on the Cold Springs website.

Over the past year, contractors have worked on Sunday's or Official Holiday's which has impacted other Homeowners. Please ensure all contractors adhere to these policies.

Our community website is <https://coldspringsnc.org/> . It contains all documents related to our community.

X. ADJOURNMENT

The meeting was adjourned at 12:05 pm.

Minutes submitted by: Sheryl Wilson

Approved by: Kenyon Langford, Chair