**THE SPRINGS HOMEOWNERS ASSOCIATION**

**ANNUAL MEETING OF THE MEMBERSHIP**

**AUGUST 31, 2024**

**IN ATTENDANCE:**

**Andy Goffus**

**Carole Goffus**

**Rodney Christian**

**Pam Christian**

**Maureen Gnyra**

**Ray Gherardini**

**Cindy Gherardini**

**Vera Confer**

**Karen Gowins**

**Larry Pullo**

**Dawn Bonaventure**

**Wayne Hutcheson**

**Brenda Hutcheson**

**Steve Hadley**

**Britta Hadley**

**Art St. John**

**Tom Bernecke**

**Linda Stumpf**

**Rick Stumpf**

**BY PROXY:**

**Robert and Tina Hudson to John Morton**

**Robert Hedges to Maureen Gnyra**

**Margaret Grossman to Maureen Gnyra**

The meeting was called to order at 9:08 a.m. by our President, Andy Goffus.

Our newest members, Linda and Rick Stumpf, were welcomed to The Springs and introduced to everyone in attendance at the meeting. Andy gave Linda and Rick a brief history of the development and a review of its present situation.

Andy reviewed the minutes of the last Annual Meeting held on September 3, 2023. Said Minutes were approved by all present in a Motion made by Vera Confer and seconded by Maureen Gnyra.

**REPORTS OF COMMITTEES**

The current financial statements were reviewed by the Membership under the guidance of Vera Confer, Treasurer.

Vera gave a detailed explanation of the budget/spending spreadsheets she prepared. As of August 29, 2024, we have a total of $18,806.10 in the well fund and $51,873.05 in the Lot/General Fund. The budget and financial reports were discussed and approved by motion made by Andy Goffus and seconded by Maureen Gnyra. Any owner who did not attend the meeting may obtain a copy of the financial statement from Vera.

**OLD BUSINESS**

**Gate Operation and Maintenance**

The day to day operation of the gate continues to be under control due to the continuous diligence and efforts of Andy. The spare motherboard had to be installed earlier this year to keep the gate operational. Another spare motherboard was purchased for future use at that time at a cost of $503.00.

**Cluster Mailboxes**

Our new cluster mailboxes were delivered in the Fall of 2023 and installed by Andy and Steve Hadley. Due to the continued lack of response from the Postmaster of the Murphy Post Office, Andy contacted the USPS Customer Service Department in Raleigh to request their assistance in getting the new mailboxes keyed and operational. Special thanks to Carole for her perseverance in obtaining the boxes and to Andy for keeping on top of the USPS so we could finally use our new boxes and dismantle the setup for the old ones.

**Wells**

The Board approved the purchase of a reservoir tank for Well No. 1 at their meeting on July 29, 2023 because Well No. 1 cannot support the addition of Bob Hudson’s new house. At the General Meeting on September 3, 2023, a resolution was passed limiting the number of houses on any of the existing wells at five (5) houses per well.

**Cold Water Springs Road Repair**

The water leak under the road was repaired. It was caused by a faulty water line and not an underground spring, as previously suspected. The cost of excavating, repairing the pipe and repaving was $9,703. At present, there is very little information available on the wells, including the locations of shut off valves due to the frequent change of developers.

**Burning of Constructon Debris**

Contractors are prohibited from burning of construction debris within The Springs. Residents may have brush/debris fires on their property only after the issuance of a permit. At no time is any fire to be left unattended.

**TVA Power Lines**

Andy reported that he has been advised that the proposed TVA lines will not be installed within The Springs development.

**Brush Burning at Behind K.C. Goble’s House**

Earlier this year, Andy and Vera saw a large amount of smoke over the development. The origin of the smoke was a brush fire on K.C.’s property. The fire was attended by the crew who were doing some work for K.C. The fire was properly permitted. We cannot allow unattended, unpermitted fires of any kind within The Springs. If you see anything of this nature, please call the Fire Department or notify a member of the Board immediately.

**NEW BUSINESS**

**Well Hookups and Maintenance**

A copy of the latest email from our attorney, Tiffany Yates, Esq., regarding our future responsibilities for digging and maintaining any new wells was distributed and explained by Andy. The option of making each well a separate HOA/utility company that would be supported by those using that well was discussed. Ms. Yates had been asked for her opinion on whether the Board members could sign an amendment to the ByLaws stating that the HOA would not be responsible for digging any new wells or their maintenance thereafter. This can only be accomplished by the agreement and signing of the amendment by at least 75% of all members. If we continue as we have been, and add new wells, we are in danger of becoming a public utility and having to comply with all the rules and regulations governing that type of entity. All of our deeds contain a paragraph citing “perpetual water rights”, including those conveying to the present developer, Mr. Bialtovzsky.

**Construction Contractor Checklist**

The suggestion was made that we begin having homeowners and their proposed contractor submit a completed form to the Board for consideration before any structure is built in The Springs. This submission would include a blueprint for the building, its position on the lot and the location of a construction dumpster and portapotty for use during construction.

**Well No. 1 Leak**

Andy gave a detailed report on the major leak which affected Well No. 1 earlier this year. The well pump was cycling on and off every 2 minutes, which drained the reservoir tank installed last year. This problem was exacerbated by the fact that the well only pumps 1 to 2 gallons per minute. The lack of water for the five houses serviced by Well No. 1 continued for one full week. The leak was found and was repaired. The reservoir tank was refilled by Cherokee Well at a cost of $421.00. As previously mentioned, we are on our third developer. The first two declared bankruptcy and sold to another party. Much of the pertinent files and important information was lost with each successive transfer of title. In addition, the materials used for the wells and piping is not of the best quality. All owners are urged to make sure their plastic well shut off valve is replaced with one made of brass. All owners are further urged to make sure that their well head is readily accessible and free from any obstructions, including plants and trees.

**Fiber Optic Service**

The cable company is now informing us that the fiber optic service will be available by the end of this year.

**Internet Connecton at the Gate**

When the fiber optic service is up and running, we will have the option of installing security cameras at the gate. The Board will research the cost of the equipment and report back to the membership.

**Vendor Signs Posted at the Gate**

Several local contractors have posted signs at our gate advertising their contact information and services. It was agreed by the membership that we do not want to continue this practice. If you see a sign posted, please remove and dispose of it.

**Trespassing by Guests and Tenants**

Karen Gowins reported that she has seen and spoken to non-residents hiking and walking dogs on her property. Please inform any guests who visit your home to confine their activities to your property and/or our roads and to respect the privacy of your neighbors.

**Gas Reimbursement for Lawn Maintenance**

As you know, Wayne mows the grass and undergrowth along the side of the development roads. He has declined any reimbursement for his time and/or gas for his tractor. Please thank Wayne when you see him keeping The Springs looking its best.

**Reimbursement for Host of HOA Parties**

As you know, we have an HOA picnic each year after the General Meeting. It was suggested that a line item be added to the budget to reimburse the hosts of the picnic for the cost of the main course. It was decided that, in lieu of this addition, everyone should chip in with a donation to pay for the food.

**Speeding within The Springs**

Andy has requested that all residents watch their speed when driving past his house. Please be cognizant of how fast you are going. If you see someone driving too fast, a gentle reminder is in order.

The meeting was adjourned by Andy at 10:41 a.m.

Submitted by: Maureen Gnyra, Secretary

The Springs Homeowners Association

Dated and Issued: October 15, 2024