

Summary of The Springs at High Rock, Inc. HOA meeting, April 19th, 2012

The meeting was called to order by President Hessey at 7:02 PM. There were 16 residents and two visitors in attendance. Directors in attendance were: Tim Curtis, Joanne Hessey, Al Hoppensteadt, Ed Carlson and Curtis Ish.

President Hessey opened the meeting for a 30 minute public forum. Several varied topics were raised. Some questions concerned the amount and quality of the mowing, landscaping and drainage control of the grass along the roadways. President Hessey stated that the number of times the grass was cut last year equaled or exceeded previous years. Another issue questioned was the progress of the realignment of the 3rd dock pathway so that it was within our easement. The Board had delegated ARC to work with the owner and get a quote from their contractor at the March meeting. A resident pointed out that more rip rapping was need at the 3rd dock. The Board agreed to contact Yadkin and get permission and advice on what needs to be done.

Ed Carlson made a motion seconded by Curtis Ish that in the minutes of March 22nd the RFC report be corrected to state that President Hessey did not say she would direct Bill Conrad to cut down the saplings on the Tranquility Lakes earthen dam. Otherwise the minutes are approved as submitted. All in favor, motion passed.

President Hessey asked for committee reports:

ARC: Charlie Ryan reported that a new home will start construction this month.

WEB, SOCIAL and FIREWISE Committees: No reports.

SECURITY Committee: Ed Carlson reported that we don't have a working back up battery system for the computer. The committee is looking into getting this fixed.

RECREATIONAL FACILITIES Committee: Joanne Hessey reported that the RFC has been reformed. Gail Capone will be the chairperson along with three other members. Gail Capone reported that updating the pool rules before the season begins will be the committee's first project.

FINANCIAL Committee: Al Hoppensteadt reported that again this month we are well within our budget and delinquent accounts are holding steady. A resident asked if the recently acquired HOA properties are tax exempt. Hoppensteadt replied they were, and will be, unless resold. Mr. Hoppensteadt also reported that the committee is in the process of getting a fidelity bond for all our accounts.

President Hessey called for Old Business reports:

1. Clubhouse fountain: We are awaiting the installation of the new liner by the contractor.
2. Cascade Creek repair estimates: G&W's costs would be approximately \$30,000 if the HOA authorizes them to open the earthen dam for drainage, partially fill in the original basins and landscape with a brook through the upper pond. G&W's cost as a consultant-only to our choice of a contractor would be \$2,000 to \$2,500. The board directed Curtis Ish to consult with Lee Truell for his opinion. Al

Hoppensteadt suggested that a letter be sent to the Cascade Creek residents advising them of the board's problems/intentions. The board agreed to do this.

3. Road repair estimates: Bill Dunn reported that he still hasn't heard from the second contractor for his estimate. Al Hoppensteadt suggested that before we spend the considerable amount of money that will be needed for the repairs, we may want to get an experienced highway engineer to advise us rather than relying on the opinion of a contractor. Also discussed were suggestions and possible paving solutions for roadside grass damage on some of the roadway curves.

4. HOA funds-status: Al Hoppensteadt expanded on his Financial Committee report and predicted that within two months we should be insured and his committee will make suggestions on what to do with the money as our current CDs come due.

5. Gunfire-status: President Hessey reported that the neighbors involved have come to a compromise. Only air rifles will be used. President Hessey thanked all involved for their consideration.

President Hessey called for New Business:

1. Approve reformation of the Recreational Facilities Committee (RFC): It will consist of Gail Capone, chairperson, Charles Ryan, Bynum Tuttle and Ed Carlson. Motion by Hoppensteadt, seconded by Curtis, all in favor, motion passed.

2. Board member Curtis Ish questioned ARC members on whether a home owner with small pets could install some protective fencing to protect her pets from larger strays. ARC responded that the fencing issue is decided on a case by case issue and encouraged the resident to contact them.

3. Pool status: Bill Conrad is getting the pools ready for final county inspection. There is some question as to whether our drain covers comply with 2012 codes. Report to follow.

At 8:31 PM President Hessey closed the public meeting and the board went into closed session.

At 9:20 PM the meeting was adjourned. Curtis Ish made the motion, seconded by Ed Carlson, all in favor, motion passed.

The next HOA board meeting will be June 9th, 2012, 7:00 PM at the clubhouse