

**Summary Minutes of The Springs at High Rock, Inc. HOA meeting  
August 9<sup>th</sup>, 2012  
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

**The meeting was called to order by President Hessey at 7:00 PM**

Twenty three residents were in attendance from the community  
Directors in attendance were: Ed Carlson, Joanne Hessey, Al Hoppensteadt, and Curtis Ish. Tim Curtis was absent due to illness.

**President Hessey opened the meeting for a 30 minute open forum.**

A resident presented a lengthy list of actions that he and several members of the community wanted to have immediately addressed. In general, more monies are requested to be spent on the landscaping, clubhouse, docks 2 and 3 pathways and Tranquility Lakes' pond areas. The Board was receptive to this and hopes that the new Springs Beautification Group will be able to create a working schedule to accomplish this. The resident also requested better monitoring of the docks against vandalism and petrol filling, changing the gate codes more frequently and posting more 25 MPH speed limit signs throughout the community. In addition he requested that the Board provide more information on the properties in default, real estate transactions within the community, and a list of property owners, their current addresses and phone numbers. The Board was not receptive to allowing private information to be handed out without consultation with Cedar Management. In closing the resident thanked the Board for their service but thought it was time for "new faces" to be on the HOA Board. President Hessey announced that there will be changes on the board next year so positions will be available. Another resident reported that the repairs to Tranquility Lakes are needed now before the dams give way.

Other residents also asked what the Board's decision was on allowing the bow and arrow hunting club to hunt in The Springs this fall. The Board announced that it had given approval so that insurance could be obtained in time for the season. The Board was hoping that the results would be a more worthwhile yield this year. There were many objections from several people present. Most complaints centered on the fragrant trespassing, lack of safety in the woods and non-monitoring of whether all of the hunters were part of the allowed hunting club. At 7:52 PM President Hessey closed the Open Session.

The June 7<sup>th</sup>, 2012 minutes were approved as submitted. Motion by Hessey, seconded by Carlson, all in favor, motion passed.

**President Hessey asked for committee reports:**

ARC: Committeeman Bill Dunn reported there are no new homes being built and the current builders are doing a good job with complying with the ARC rules.

Web Committee: Chairperson Joyce Ish praised committeeperson Judy Heffner efforts for solving problems with Windstream. She also reported that the Tour De Kale group has given

permission to post pictures on our websites and will make the release automatic with pre-race registration in the future.

Firewise Committee: Director Curtis Ish reported that he will apply for a Firewise grant to pay for the fall cleanup and hopes that the NC Agriculture Department is better able to handle Firewise applications this year.

Security Committee: Director Ed Carlson reported that trespassers have been caught by the Sheriff's patrols. A resident reported that several trespassers are going into the lower Tranquility Lake pond area by ATVs to party.

RFC: Chairperson Gail Capone reported that all signs within the pool area, including the size of the lettering, size of the sign and their placement are regulated by the Health Department. She suggests that since we are coming to an end of the pool season, that we wait until next year to post the signs, rather than have the inspection service back again. Mrs. Capone also reported that her committee was meeting Wednesday, 15<sup>th</sup> to formalize the signs that will eventually be posted. She also reported that due to the limited lighting at the pool, state law requires that the pool be closed at legal sunset.

Financial Committee: Al Hoppensteadt reported that we have closed on Lot 24 Phase 02 (Rocky Cove Lane) and now own it. He will apply for tax exempt status. He also reported that any lot we own that can be built on counts as a proxy vote. He was unsure who would decide how the vote would be counted in an election but would find out.

#### **President Hessey asked for Old Business reports:**

Springs Beautification Group: Director Curtis Ish reported that there has been no organizational meeting yet but there are new residents interested in joining and hopes that there will be an organizational meeting soon.

Road Repair: Bill Dunn turned over his report to Walt Kruger, who gave a lengthy, detailed report about a meeting with David Black. Mr. Black is a retired DOT engineer who specialized in reevaluating secondary roads. Mr. Black highly recommended JT Russell & Sons, Inc. to do the repairs. Kruger will contact J T Russell & Sons, Inc. for a repair quote.

Rumble Strip shoulders on curves: Walt Kruger will be meeting with Ray Sells to get a quote on the grass shoulder curve protection strips at our curves where vehicles are causing damage.

HOA Funds-status: Treasurer Al Hoppensteadt reported that he will be meeting with Mr. David Stephens to decide where to invest funds coming available from CDs.

Action item/list: Clubhouse fountain repair and directional signs are completed as is Mistrial parking lot weeding. Trees have been cut on the earthen dam at Tranquility Lakes

#### **President Hessey asked for New Business reports:**

Cascade Creek pond replacement project: The tabled motion from June 7<sup>th</sup> was reintroduced by Curtis Ish, seconded by Ed Carlson, all in favor, motion passed. The motion is as follows:

“Motion that Truell Hauling and Grading, Southmont, NC be hired to do the following to the largest southernmost pond in the Cascade Creek area: 1) remove the earthen dam to allow a natural outflow of any water collected. 2) Fill in the eastern end of the pond with clean fill and landscape walkways into the area. 3) Extend the Cascade Creek riverbed and water supply pipe up into the western end of the pond. 4) And within reason, and agreed to by both parties

will create walkways, sitting areas, basins etc. as suggested by a landscaping committee. The estimate for this work is \$25,000. Mr. Truell's fees do not include any landscaping of plants or grasses nor guarantee that the pumps, water lines, well or electricity will function. The HOA will pay Mr. Truell a first installment of \$8,000.00 to cover the cost of clay fill needed before work is to be started. "

Al Hoppensteadt suggested that the residents in the Cascade Creek area be informed of the Board's decision by email or postal service. Secretary Ish agreed to do so.

Quote for drainage repair by Truell Hauling and Grading: A motion by Al Hoppensteadt, seconded by Ed Carlson to get a quote for improving the drainage ditches at the retaining wall in the Cascade Creek Lane area by Truell H&G. All in favor, motion passed.

New ARC member: ARC announced that they have selected a new member to their committee, James McCluskey. Motion was made to approve by Joanne Hessey, seconded by Ed Carlson, all in favor, motion passed.

Guide lines for newsletter articles: Chairperson Joyce Ish submitted examples of newsletter topics that have been approved by the Board in the past and some that have not. Ish would like the Board to create a written policy on what can and cannot be published in the Board's newsletter and the timeline for submitting it so that the Web Committee can let the whole community know the new uniform and consistent standards. Ish's written report is a part of the minutes (See appendix 3).

**At 9:37 PM President Hessey closed the meeting to the public and the board went into closed session**

**At 9:47 PM the closed session and the public meeting was adjourned.** Motion was made by, President Hessey, seconded by Ish, all in favor.

Respectfully submitted, Curtis Ish, secretary HOA