

**Summary Minutes of The Springs at High Rock, Inc. HOA, December 12, 2012 Meeting  
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

**At 6:00 PM President Hessey opened a closed session for the purpose of allowing those members with possible suspension violations to meet with the Board and discuss them.**

There were no members wishing to meet with the Board.

**At 6:05 PM the Board went into executive session to discuss suspensions, finances and a vacant board seat option.**

The session ended at 6:40 PM

**The open meeting was called to order by President Hessey at 7:03 PM**

Directors in attendance were: Ed Carlson, Joanne Hessey, Al Hoppensteadt, and Curtis Ish

There were nineteen residents present from the community.

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

Walt Kruger urged all residents, but especially those living on Sierra Trace Road, to help the fire departments and immediately report any sighting of smoke to 911 whether it is in our community or not. He further stated that the drought conditions have made the Triad very vulnerable to wildfires. Lynn Ramsey and Bill Dunn asked if they could be on the 2013 Nominating Committee. They hope that they can get more people interested in serving on the HOA Board. Secretary Curtis Ish stated that the formation of a nominating committee and the acceptance of volunteers will be put on the agenda of the 2013 Annual Meeting. A resident questioned the policy of giving deer meat obtained from our deer hunting program to residents. She was under the opinion that the meat was going to the Family Resource Center to help needy families. Al Hoppensteadt, a member of the deer hunting committee, stated that the original plan was that 90% would go to deer hunters who would take what they wanted and give the rest to the Family Resources Center and 10% would go to Springs' residents in an attempt to appease those who wanted to hunt on their own property. Fellow committeeman Alex Roland further reported that the program has gotten out of control of the spokesperson in charge of the hunting club and that Roland will recommend that the program be dropped next season. Another resident questioned why the leaves have not been blown off of the grass shoulders of our roads. There was some discussion on what had been done in the past. It was decided to refer the question to the SBG. A question was raised as to why the HOA regular meeting minutes are not on the web page in a timelier manner. Secretary Curtis Ish stated that it was Board policy not to publish the minutes until they have been officially approved at the next regular meeting. The Board agreed to let Ish publish a summary of the minutes after they have been read and redacted via email by all Board members with the proviso that the statement "the minutes have not yet been approved" be attached to the summary.

President Hessey closed the open forum at 7:40 PM

The October 10, 2012 minutes were approved as submitted. Motion by Hessey, seconded by Carlson, all approved.

**President Hessey asked for committee reports:**

ARC; No report

Web Committee; Chairperson Joyce Ish reported that the Blog is going very well with new sign-ups almost every day. Last month's forwarding problem with the hoathespringsathighrock.org has been solved and to help with future problems a separate email address for communication problems has been created. Ish hoped that members will understand that it should be used only if the web links are not working and not for questions or information.

Firewise Committee; Chairperson Curtis Ish reported that the grant application is making its way through the bureaucratic channels. The Chipper Day clean-up is presently proceeding.

Security Committee; No Report

Social Committee: Chairperson Dianne Getz was congratulated on the outstanding job done with the Holiday party. Getz reported that there were 100+ attendees and that we may have to make plans for an off campus party in future years. Maximum allowable capacity of the clubhouse is 145 persons.

SBG: Committeeman Curtis Ish made a report for Chairperson Kristie Miller. Ish reported that the group met and divided the community up into different horticultural sections with each member assigned a section and to report back on recommendations of maintenance and/or improvement. A meeting is scheduled for January 7<sup>th</sup>. Soil tests were done on the roadway grass shoulders to see if liming would be needed this year. The results have been held up because of a delay by the US PS. Cascade Creek continues to be worked on; hopefully the basic layout will be completed shortly. Shawn Smith reported that it is doubtful that the 12" pipe requested by him and approved by the Board can be bought for \$250.00 more. He suggested that we install two 6" pipes instead. A resident correctly pointed out that the water volume would not equal a 12" pipe. Ish responded that while this is true a 6" pipe was all that was needed to augment the natural spillway already in place. Any extra pipe size or number was in addition to what the DC Soil and Management recommended. The Board agreed to let Smith install the two 6" pipes at the first TL dam.

RFC; No report

Financial Committee; Treasurer Al Hoppensteadt reported that with the exception of the Cascade Creek project and Tranquility Lakes dam repair, the 2012 budget should be very closely on target for predicted expenses. Moneys for the unexpected CC projects and TL ponds were covered by a combination of frugal Board spending and greater than expected revenues from penalties and interest. The reserves continue to be 100% funded. 2012 will mark the first time that the reserves have been utilized. Once with needed clubhouse repairs and a second project, the rumble strips along Healing Springs Drive. Hoppensteadt made a motion to approve the 2013 budget, seconded by Carlson, all in favor, motion carried.

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

1. Road Repair; Al Hoppensteadt met with David Black and it was decided not to do anything until the spring of 2013. At that time a short and long range timetable will be drawn up and submitted for approval to the Board.
2. Action Item List; President Hessey reported that 11 items were completed or resolved from the list. Some of the items removed were: 8 rumble strips completed, 3<sup>rd</sup> dock pathway realigned, trees removed and rip rap installed at the embankment, rock barriers placed on logging trails in TL, clubhouse repairs and painting done, 25 MPH signs installed, clubhouse fountain cleaned, Plateau Lane repaired.

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

1. A motion to accept, with regrets the immediate resignation because of health issues of Director Timothy Curtis by Curtis Ish, seconded by Carlson. All in favor, motion carried. The Board wishes to convey greatest appreciation for the service rendered by Tim, especially while he was undergoing his extensive medical treatments.
2. A motion by Ed Carlson to appoint James Kelley to fill the vacant position on the Board until the 2013 elections, seconded by Joanne Hessey. Hessey, Carlson, Ish approve, Hoppensteadt abstained, motion carried.
3. A motion by Hessey, seconded by Hoppensteadt to appoint Robert Cairns and Joyce Ish to the 2012 Nominating Committee. All in favor, motion passed.
4. There was discussion on allowing the SBG committee to have unused landscaping funds put in the following year's SBG reserve. Treasurer Hoppensteadt said it would be a bad precedent for other committees. He suggested that the SBG get better established and have more definite plans in place so that they know how much money they need and the Board would have a better control over their proposed projects. No motions were proposed.

**At 8:37 PM the meeting was adjourned.** Motion by Hessey, seconded by Kelley, all in favor.

Respectfully submitted, Curtis Ish, secretary HOA