

**Minutes of The Springs at High Rock, Inc. HOA meeting, June 7th, 2012
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

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

Directors in attendance were: Ed Carlson, Tim Curtis, Joanne Hessey, Al Hoppensteadt, and Curtis Ish. There were 10 home owners in attendance.

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

A resident asked if the grass shoulders could be cut wider. President Hessey explained that the landscaper, Shaun Smith, was cutting the shoulders as wide as he can and still be on common property. There was some discussion as to whether fishing is allowed in the Tranquility ponds. A review of the covenants revealed that fishing was allowed as long as NC licenses and rules were obeyed. Walt Kruger reported that Heron Bay paid \$1,000.00 per curve to protect the grass shoulders with a concrete/rock addition. Al Hoppensteadt requested Mr. Kruger to try and get the name of the contractor that did this work for Heron Bay. At 7:35 PM the open forum was closed for Board business by President Hessey.

The April 19th, 2012 minutes were approved as submitted. Motion by Hessey, seconded by Curtis, all approved

President Hessey asked for committee reports:

ARC; ARC representative Charlie Ryan suggested that the address of any new construction be put into the newsletter to alert residents. He reported that ARC gets many queries about tree cutting to clear lots for approved future home construction and was hoping that this notice would eliminate some of those calls. The board agreed as long as permission is obtained if personal information is included.

Web Committee: no report

Firewise Committee: Curtis Ish reported that the federally funded written training exercise was going to be held at the Healing Springs Firehouse Saturday, June 9th, 2012. Four members of The Springs will attend.

Security Committee: Ed Carlson reported that the clubhouse camera and backup batteries are working well. Tim Curtis reported that he is training Charlie Ryan, Larry Watson and Jim Kelly on how to enter data into the front gate computer system. When they are trained, this will give the community five individuals that will be available to reset gate codes in an emergency.

RFC; Gail Capone reported that the pool signs will be bought and installed as soon as the HOA Board approves the suggested rules.

Financial Committee: Al Hoppensteadt reported that expected expenses from grass cutting and pool supplies have brought the operating budget into line with this time of year. The semi-annual payments are due in July after that he will start sending reminders out to delinquent assessment accounts.

President Hessey asked for Old Business reports:

1. Clubhouse fountain: President Hessey reported that repairs to the pool and fountain are done, final electrical hookup of the pump and encasing of the pump will be completed shortly.
2. Cascade Creek repairs: Curtis Ish reported that two engineers, an experienced excavator, and the former president of Heron Bay who has had to deal with pond issues in that community as well, all warned against trying to rebuild the uppermost leaking pond. All were of the opinion that once the pond started to leak eventually it will leak again. The excavator was most concerned that there was no natural water source for the pond and that relying on the well to maintain the water level was an environmental waste of water. Curtis Ish made the following motion, seconded by Ed Carlson:

A motion that Truell Hauling and Grading, Southmont, NC be hired to do the following to the largest southern-most 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.

Treasurer Al Hoppensteadt asked that this motion be tabled until the August meeting so that he can create budgeted monies from our accounts to cover the expenses. Curtis Ish and Ed Carlson agreed to this.

3. Road Repair Estimates: Al Hoppensteadt asked that an article be placed in the next newsletter asking for help in finding an experienced roadway engineer. The board is still concerned about spending monies from the road repair fund without knowing what is needed and how it should be done. The board agreed with his suggestion.
4. HOA funds-status: Al Hoppensteadt reported that as of 6/1/2012 our monies in bank accounts are bonded against theft for \$400,000.00. CDs are not included in this coverage. The cost of the insurance is \$477.00
5. From the Action List: Estimates for concrete protectors for grass shoulder damage will be obtained, 2nd and 3rd dock walkways will be mulched by Shaun Smith Landscaping and a quote for the walkway stair repair will be obtained.

President Hessey asked for New Business reports:

1. A motion by Al Hoppensteadt, seconded by Tim Curtis authorizes the RFC to purchase signs for \$353.00.

2. A motion by Joanne Hessey, seconded by Tim Curtis approves the “Community Pool & Hot Tub Standards” as submitted by the RFC *with the following exception*, Rule number two shall be reworded as follows:

“In order to use the pool and/or hot tub, property owners must have their Spring’s sticker displayed in the lower left corner of their vehicle’s windshield and be able to show proper identification. Checks will be made by the Facilities Security Committee (FSC) using a current property owner’s list of those in good standing.”

3. A motion by Curtis Ish, seconded by Tim Curtis that the board allow the formation of a Community Properties Committee.

A motion that the HOA Board approve the formation of a Community Properties Committee (CPC). The purpose of the committee will be to advise the Board on, and with Board approval, initiate any repairs, upgrades, commercial landscaping and new projects involving the common grounds owned by the community. The 2012 budget will consist of the monies already budgeted for the grass cutting and landscaping repair plus any additional monies provided by the board for approved projects. The committee will submit an overall budget request for 2013 projects and subsequent years. The motion passed, all in favor

At 9:04 PM President Hessey closed the public meeting and the board went into closed session

At 9:14 PM the closed session and the public meeting were adjourned. The motion was made by Hessey, seconded by Carlson, all in favor.

Respectfully submitted, Curtis Ish, secretary HOA