

Summary Minutes of the HOA Board Meeting on March 22, 2012

President Hessey called the meeting to order at 7:02 PM. Directors Carlson, Hessey, Hoppensteadt and Ish were present. Sixteen members of the community attended the meeting.

The first order of business was an open 30 minute forum for public discussion. What followed was a spirited but civil debate on the legality, practicality and nuisance value of allowing a firing range on private property within The Springs as is presently the case at the east end of Sierra Trace Road. The legality of the issue was debated, but no conclusions were reached because our covenants do not address this topic. Those in favor argued it was their right to have a firing range as long as the bullets did not leave the property lines. Those against argued that only a minimum amount of acreage had been cleared surrounding the range. Other complaints included the level of noise and the number of rounds fired when the range was in use. However, those in favor of the range felt that neither the noise level nor the number of rounds was excessive, so no agreement was reached. A final area of discussion on this topic was who would certify the firing range as safe for the surrounding neighbors if it were allowed to operate.

After 35 minutes President Hessey closed the open forum. No action was taken by the board. Ms. Hessey hoped that the neighbors could somehow resolve the issue among themselves since HOA Board action would require a legal opinion and probable further study on what the community as a whole would want.

The minutes of the December 15, 2011 and Annual Membership meeting on February 2, 2012 were approved as submitted. [Hoppensteadt, motion seconded by Carlson, all in favor]

Committee reports:

ARC: New member Ann Croom was welcomed to the committee. Mr. Honeycutt reported that two new homes will be started this spring. Mr. Dunn reported that on one of the lots being developed the 3rd dock walkway was not within the easement. The board asked the ARC to supervise the realignment as part of their home inspection process. A community member stated that the stairs on both the 2nd and 3rd walkways need repairs/replacements. It was decided to wait until the realignment is done before any upgrading will be considered.

WEB Committee: The committee asked that the newsletter be sent out only if there are new announcements. They are concerned that continual repetitive news would deter busy people from reading the newsletter. The board agreed.

SOCIAL Committee: Dates for The Springs' picnics have been set. The Memorial Day picnic will be May 31st.

Everyone was invited to a committee-sponsored "Friday night open clubhouse for games and get together" on 3/23/2012. If well received, it could become a regular activity.

FIREWISE Committee: The committee reported that there will be a professionally supervised, classroom only, training session involving 7 local fire departments at the clubhouse on June 9th. All expenses will be paid by a federal grant awarded to the Davidson County Emergency Services. If it is successful the DCES will apply for grant money to conduct a physical fire drill involving the community.

SECURITY Committee: Ed Carlson reported that all cameras protecting the clubhouse are up and running. A resident asked if the computer had a backup battery. Carlson said yes and that he would test it. Carlson also reported that the police patrols were doing well.

RFC: Joanne Hessey reported that the RFC is currently without a chairperson or active members. Residents requested that the fountains on the smaller ponds at Tranquility Lakes be cleaned and used to aerate those ponds as well as the larger one. It was also suggested that the trees on the Tranquility Lake embankment dam be cut. President Hessey will direct Bill Conrad to do this.

FINANCIAL Committee: Al Hoppensteadt reported that current expenditures are less than budgeted and fee assessment collections are running better than last year.

President Hessey called for Old Business reports:

1. Deer population control: Al Hoppensteadt reported that the yield was very disappointing. The board will decide whether to pursue this effort at an early summer meeting.
2. Clubhouse fountain: Joanne Hessey reported that the clubhouse fountain repairs are ongoing. The fountain is out and next will be the installing of a proper base for the liner.
3. Cascade Creek pond repairs: Curtis Ish reported that Harris Gupton of Gupton & Webb PA., civil engineers specializing in landscaping engineering, recommended that we cut a notch in the earthen dam to establish drainage and partially fill in the bowls and landscape. The landscaping could be done in several steps as money allows. He would be glad to do it with his machinery or if we knew of a competent excavator, he would be glad to consult and supervise to save the expense of hauling his machinery from Winston-Salem. The board will await his written suggestions and non-binding estimates before acting.

4. Road repair estimates: Bill Dunn gave a report on the suggestions of Donnie Apple and Lanny Hedrick Paving. He explained their suggestions and is awaiting written estimates from both contractors before making recommendations to the board.
5. Signs (for clubhouse directions): Joanne Hessey reported that the signs are made and that Bill Conrad is rigging attachment anchors to the street poles for ease of putting up and taking down as needed.

President Hessey called for New Business items:

1. Election of officers: Curtis Ish made a motion that the officers for the current 3/2012 through 2/2013 year are: president, Joanne Hessey; vice president, Tim Curtis; treasurer, Al Hoppensteadt; secretary, Curtis Ish; director, Ed Carlson. The motion was seconded by Ed Carlson. All present voted aye, motion carried.
2. HOA funds insured against embezzlement: David Stevens reported that his meeting with Cedar Management (CM) was very cordial and thanked them for their help in supplying the information he wanted for his report. Stevens suggested that we obtain more insurance against embezzlement and consider controlling the CDs ourselves. The board will delay taking action on his requests until a quote on the insurance needed is presented.
3. Pool use by unauthorized individuals: Some residents presented written suggestions on how to handle the problem of non-authorized persons using the pool. They recommended that:
 - a. All residents are required to have their Facilities Use Pass with them when they use the pool.
 - b. If they bring guests, they are limited to four and they are to be present with them at all times.
 - c. The board would also allow the formation of a volunteer group to patrol the pool and enforce the rules.

It was also suggested that the front gate code be changed more often and a sign announcing the enforcement of these rules be posted in the pool area. President Hessey commended the recommendations but deferred any action at this time hoping to get the RFC reformed and active before the pool season.

4. TDK scheduled for 6/16/2012: Al Hoppensteadt made a motion to advise the supervisors responsible for the event to make clear to all participants that entry into The Springs by bikers is not allowed except on the day (June 16th) of the tour. Seconded by Ed Carlson, all in favor, motion passed.
5. TL, BR & CC sprinkler requirements: Lynn Ramsey reported on her meeting with the Davidson County Inspection Service. She suggests sending her report to ARC to help them evaluate any homes that would be built in those sections. The board agreed.
6. Ed Carlson requested that ARC notify the Security Committee when a builder has taken longer than one year to complete a home so new security codes can be issued.

7. A few residents wanted to present arguments for the limiting of guests using the tennis/pickle ball courts. President Hessey stated that while she was privy to their research and suggestions as chairperson of the RFC, she is no longer in that position. She would rather see the RFC reformed and then have the new committee members submit their suggested rules to the board.

President Hessey adjourned the public portion of the meeting and the HOA Board met in executive session.

The closed session and the meeting were adjourned at 9:30 PM. Motion by Ish seconded by Carlson, all in favor, motion passed.