

**Summary of the *Minutes of The Springs at High Rock, Inc.* HOA meeting,
October 10, 2012
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

The meeting was called to order by President Hessey at 7:08 PM

Eighteen members of the community were in attendance.

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

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

A resident asked if more than one letter could be sent out to all members eligible to vote at the 2013 annual meeting in an effort to reach a quorum and have a meeting. He also asked if the board will form a nominating committee. Director Al Hoppensteadt replied that other than the board members wishing to continue to serve, we do not get any other candidate profile forms returned hence we have not had to have a nominating committee in the past. But if we do get several people interested, one will be formed. It was also suggested that the candidate profile contain a statement that all directors agree to, or not to, promise to run for directorship on a yearly basis. There were also questions about the vandalism in the community. References were made to the emergency gate attempted break-in, the knocking over of the Springs Street post at the Route 8 entrance and the vandalism of a resident's mailbox. The board directed Director Curtis Ish to get a bid from Dale Frank for a concrete/stone base for the Healing Springs' street post. Director Tim Curtis urged all residents to report any vandalism no matter how small to the sheriff's department and an email to securityatthesprings.org President Hessey closed the open session at 7:25 PM.

The August 9, 2012 minutes were approved as submitted. Motion by Carlson, seconded by Curtis, all approved

President Hessey asked for committee reports:

ARC; Chairperson Hugh Honeycutt reported that six homes are presently under construction with two more seeking applications

Web Committee; Chairperson Joyce Ish reported that the auto response email that the directors get every time a newsletter is released had been greatly reduced with the addition of filters. She also reported that the setup of a community blog is well underway and gave a brief description of what will be allowed and how controlled.

Firewise Committee; Chairperson Curtis Ish reported that the first of two Firewise grants for \$22,000 has been applied for. When both are completed it will cover the expense of creating a 30,000 gallon water storage source on the HOA owned lot at Mistrial and Rocky Cove Lane. The storage tank plans were designed by the Lexington Fire Department. Ish will ask for a motion to approve if the application is accepted. This year's grant will also cover the expense of removing the wood debris from chipper day.

Security Committee; Co-chairman Tim Curtis reported that the Calling Post test was successful reaching 144 subscribers out of 152. A resident asked if the day codes are going to be changed more often as requested at the August 9th meeting. Mr. Curtis responded that he will first check the frequency that the code is being used. He wants to see if it is being abused before changing it. He added that some trespassers come in by waiting for the gates to be open legally or the trespassers methodically punch in numbers in a trial and error format. Our computer system was supposed to have a shut off response for multiple unsuccessful tries but it is not doing so.

RFC; President Hessey reported for the RFC committee. She said the signage for the pool area is ready for board approval.

SBG; Director Curtis Ish gave a report for Chairperson Kristie Miller. Two meetings have been held; an organization meeting and a meeting with Andy Miller, DC Director of Soil and Water. Mr. Miller gave a list of recommendations for maintaining the integrity of the Tranquility Lakes' dams and ponds. Due to the importance of the upper lake for firefighting water, the HOA board authorized immediate repairs by Shawn Smith Landscaping. Ish reported that the repairs are presently being done. Ish also reported that the Cascade Creek project is proceeding as well.

Financial Committee; Chairperson Al Hoppensteadt reported that the number of delinquent accounts is holding steady at 91, but the amount owed by the oldest delinquent accounts are "adding up". He also reported that the reserve obligations for 2012 have all been fulfilled and expenditures for the year so far are as expected.

President Hessey asked for Old Business reports:

1. Road Repair:
 - a. Walt Kruger and Bill Dunn questioned why the HOA Board has not done anything with the roads. Especially, not contacting JT Russell or getting back to the engineer, David Black. Director Curtis Ish responded that he was under the impression that Walt Kruger was going to be in contact with JT Russell (see minutes August 9, 2012). Ish also told Mr. Dunn that since he was chairperson of the committee set up to repair the roads it should be his committee choosing the action to take and advising the Board on what motions it should make and vote on.
 - b. Kruger reported that the rumble strips that were installed at Heron Bay by Randy Sells came to \$40.00/ sq. ft. with a \$2,500.00 minimum. Kruger will meet with Al Hoppensteadt and mark off the curves between the front gate to Pinnacle Trail and Rocky Cove Lane for quotes.
2. Cascade Creek: There was a repeated discussion on what David Black recommended for the retaining wall on Cascade Creek Trail. Director Curtis Ish questioned why you would invest so much money preserving a 10 year old wooden wall that was at the limit of its life expectancy. He stated that in a conversation with excavator Lee Truell, Mr. Truell stated that because of its age the wall could collapse trying to establish better drainage. Ish further stated that he would rather save the money and keep contributing to the reserve fund to better be prepared for the day when we have to replace it with a more permanent wall.

3. Action List: Mr. Conrad's maintenance service contract finalized thru 2013, a second 2nd quote will be obtained for 3rd dock pathway repair, the HOA obtained a legal opinion from Cedar Management that the Board controls votes on all HOA owned lots that are buildable and they can be counted for quorum requirements at the annual meeting, a certified letter to the owner of an unmaintained home was returned, the Board will decide on any home cleanup. The opinion that three street lights need to be in repair before a repairmen will be sent was confirmed. The Board advises to report any lights that are out to B. Conrad.

President Hessey asked for New Business reports:

1. President Hessey suggested that a 12" overflow pipe be installed instead of the 6" pipe as called for by Mr. Miller at the largest Tranquility Lake pond. All members of the Board agreed.
2. Director Ish reported that a second person was willing to give us a bid on removing trees, tree stumps, spreading rip rap and straitening the 3rd dock pathway.
3. Director Carlson gave a quote from Terry Fire for power washing; caulking and applying two coats of stain to the clubhouse and lattice work below. There was some discussion on whether the painting should be done by brush or spraying. Mr. Fire's quote was \$14,759.00. A motion was made to accept Mr. Fire's quote by Ed Carlson, seconded by Curtis Ish, all in favor. Ruth Howard suggested that the decks be power washed as well. The Board agreed to let Carlson ask Mr. Fire if he would do that.
4. Director Carlson made a motion to get a quote and if reasonable, have Randy Gallimore repair the broken deck boards and siding, seconded by Tim Curtis, all in favor (to be done before the clubhouse staining is done).
5. Director Carlson made a motion to erect a 25 MPH signs at the Tor Court stop sign, and along Sierra Trace Road, seconded by Hessey, all in favor.

At 9:08 PM President Hessey closed the public meeting and the board went into closed session

At 9:14 PM the closed session and the meeting was adjourned. Motion by Tim Curtis seconded Ed Carlson, all in favor.

Respectfully submitted, Curtis Ish, secretary HOA