

**Summary of the Minutes of The Springs at High Rock, Inc. HOA meeting,
April 18, 2013
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

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

There were thirteen members from the community in attendance and one guest, Kale Watkins. Directors in attendance: Ruth Howard, Curt Ish, Jim Kelley, Walt Kruger and David Stephens

President Kruger invited Kale Watkins to speak:

Kale Watkins, the first recipient and for whom the charity event was named, spoke to the board and residents. He gave an historical account of the charity and thanked the community for allowing the "Summit Challenge" part of the tour/race to be added, stating that since its inclusion to this charity event, it has gone from being a small, local event to a recognized regional attraction for the bicycle purist. His talk was both heartfelt and emotional as he described some of the recipient's plights and the aid that the charity has been able to offer.

President Kruger closed the Open Forum to the public at 7:25 PM.

The April 8th, 2013 minutes were approved as submitted. Motion by Ish, seconded by Stephens, all in favor, motion carried.

President Kruger asked for committee reports:

ARC: Chairman Bill Dunn reported that there are 5 homes under construction with two of them behind schedule. One home is being started. One home has received permission to install an in-ground swimming pool.

Communications Committee: Chairwoman Joyce Ish reported that everything is up to date. New pictures of the community have been provided by Dick Getz for the webpage. She also emphasized to the public that the HOA will not respond to questions or comments from the blog page. Members will have to contact the committee involved directly.

Firewise Committee: Director Curtis Ish reported that contractor Lee Truell is getting ready to begin construction of the first phase of the water storage tank project at Mistral Trail.

IRC: Co-chairman Bill Dunn reported several engineering firms are coming to give their opinions. Committeeperson Cheryl McCluskey added that the engineering firms so far want to know how much money we are willing to commit to the ongoing project. Treasurer Stephens commented that he was not in favor of telling them how much money we have to spend, but rather let them give us a priority list and the board would decide what we can afford. This was supported by President Kruger. David Ladimer gave a first report on a front door wheelchair ramp. There was some discussion on the size and material of the ramp. Director Jim Kelly offered to help Ladimer with studying this project further.

Nominating Committee: Chairman Bill Dunn reported it was a quiet time of the year for the committee, but the committee will be reporting more in the second half of the year.

SGB: Committeeman Ish reported that there was a meeting April 3rd, 2013. A new mission statement was created to reflect the change in the role that the committee will henceforth provide to the HOA Board.

“The SGB will serve to enhance the natural beauty of Cascade Creek, Tranquility Lakes, The Springs’ entrance, the front gate and the HOA clubhouse. This will include the monitoring of the need for pruning and fertilizing throughout the community and the planting of annuals or perennials. It will also provide leadership for the development of the Cascade Creek park area.”

There was some discussion on whether the SGB had a line item budget or not. Treasurer Stephens reported that there was not at this time, but he asked that the committee work with the board on a piecemeal basis this year to get a better idea on what it needs and can ask for in next year’s budget.

Motion by Ish, seconded by Kelley to have gardener Pam Nance buy and plant flowers at the front entrance for \$350. All in favor, motion carried.

Security Committee; Chairman Tony Freeman submitted a mission statement to the board. It is as follows:

“The Springs at High Rock Lake Security Committee is responsible for developing, implementing and monitoring the security plan for the community. The plan is intended to prevent unauthorized entry into the community and manage the access of the facilities. Also, to implement a neighborhood watch program which partners law enforcement and community members working together to keep the neighborhood safe.”

There was some discussion about the use of Sheriff’s Deputies stationed at the front gate and their effectiveness. Board liaison Jim Kelley reported that they have been a proven deterrent and recommended using them once monthly again this summer. Freeman also reported that the light at the gate house is now working and on a timer. The front gate codes are being analyzed and those that should not be in use anymore are being deleted. Kelly thanked Committeewoman Pamela Dunn for her work in going through this long list. Freeman also stated that the Neighborhood Watch program will be updated. Joyce Ish asked if cell phone numbers could be used to open the gate (using the 9 key). Kelley responded that he did not think the cell phone had enough strength but would look into it.

RFC; Chairwoman Donna Stephens reported that the pool and tennis court rules signs will be up shortly. She asked the board how we are going to enforce them. The last board had proposed a committee of residents do this. Several board members suggested that residents be encouraged to introduce themselves to guests that they are unfamiliar with and police the areas themselves. Stephens also raised the problem of some residents and many property owners not having car decals which would help prove that the guest is a member. One suggestion was to have Cedar Management include the regulations when they notify new owners of their assessment obligations. Stephens also requested a new, sturdier table to replace the one with a cracked table top. The board asked for a price to do this.

Financial Committee; Treasurer David Stephens reported that we are behind in the collections and ahead in the spending compared to March of 2012. He reported that the

committee will start contacting the late payers to encourage a better collection rate as has been done in the past. Stephens reported that the Cascade Creek project is on hold because we found out that land that we thought was part of the park is privately owned. We are currently negotiating with the owners for a possible sale.

President Kruger asked for Old Business reports:

Action List: (Items not already discussed above)

1. **Motion by Stephens, seconded by Kruger** to not replace the vandalized Healing Springs Drive street sign at the front entrance. All in favor, motion carried.
2. TDK presentation was given, but at this time Jim Kelley raised the question, "Are we going to allow the cyclists to practice one week before the event?" The board decided to continue last year's policy of not allowing anyone in the community until race day.
3. Fire tower lease meeting will be with the NC Forestry Service (only).
4. Telephone lines to the fire tower have been removed
5. **Motion by Ish, seconded by Kelley** that, "Any service or construction projects submitted to the HOA directors that exceeds \$750.00 must have a least two different vendors bid." This assumes that there is more than one vendor willing to do the service or construction project wanted. The directors will not be automatically bound to the lowest bid. All in favor, motion carried.
6. Ish suggested that it be board policy that before directors submit articles for the newsletter, the topic should be discussed with all members first and approved by a majority of the directors. The board agreed to this policy.
7. Fire alarms are being looked into for the clubhouse.
8. **Motion by Stephens, seconded by Kruger** to not do anything about the speed bumps on Rocky Cove Lane

President Kruger asked for New Business reports:

The following motion was proposed by email on April 11, 2013 and responded to by all directors.

Motion by Ruth Howard, seconded by Ish to spend \$750.00 to purchase materials, signs, rivets, etc. for all signs plus an encased sign board holder from USmarketboard.com to hold one of the signs. All in favor, the motion passed.

At 9:19 PM President Kruger made a motion to adjourn the meeting Seconded by Stephens, all in favor, motion carried.