

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, August 29, 2013
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

The meeting was called to order by President Walter Kruger at 7:00 PM.

Eleven members were in attendance from the community.

Directors in attendance: Ruth Howard, Curtis Ish, Jim Kelley, Walt Kruger and David Stephens

The June 20th, 2013 and July 24th, 2013 minutes were approved as submitted. Motion by Kruger, seconded by Kelley, all in favor, motion carried.

President Kruger asked for committee reports:

ARC: no report

Communications Committee: Chairwoman Joyce Ish reported that the website has been updated with pictures of recent activities. She also reported the "Featured Property of the Month" will be shown for one month and then removed until a new property is posted. The board requested that the virtual tour of the clubhouse be kept on the website permanently in order to allow Bill Conrad to refer potential renters to the site.

Firewise Committee: Director Curtis Ish reported that he is waiting for final approval to be able to pour the concrete for the water storage tanks. Director Howard asked if there was going to be a Cleanup /Chipper Day this year. The board requested that there be cleanup day.

Motion by Kelley, seconded by Kruger to put \$3,000 in the budget for wood cleanup/chipper day expenses if not covered by a Firewise grant.

IRC: Committeeman Tony Freeman reported on Geo Hydro Engineering's road repair report and recommended starting on the problems at Point View Court and Lawson's Lookout.

Motion by Kruger, seconded by Howard to allow the IRC to get bids on the repair to Point View Court and Lawson's Lookout as per GHE's specs. All in favor, motion passed. Ish suggested that the bid include filling in some of the worst holes on the Sierra Trace Road and Palisades Trail side shoulders.

Nominating Committee: Chairwoman Lynn Ramsey submitted a suggested updated "Candidate Profile Form 2014" for board approval.

Motion by Ish, seconded by Stephens to accept the "Candidate Profile Form 2014" draft with the changes requested by the board. All in favor, motion passed.

Ramsey also reported that the committee is developing ways to streamline the checking in and vote tallying process at the annual meeting. She reported that she hopes to have three volunteers in addition to Cedar Management's representative and a spreadsheet to make the process more efficient. Ramsey also reported that the committee will recommend that important items for consideration are included on the proxy.

SBG: no report.

Security Committee: Chairperson Tony Freeman reported that one camera has been replaced and there is one to be installed yet. He reported that the front gate codes are being monitored in case there is excessive use by trespassers of some codes that are in circulation. He also reported an increase in decal requests; the committee is giving a maximum of three to each household. He reported that swimmers are not showering before using the pool.

Social Committee: no report

RFC: Chairwoman Donna Stephens reported that the verbiage for the boat area signs is in progress and the boat launch trailer parking painting has been held up because of the weather. Stephens submitted two samples of the windshield warning cards that Security plans to use. Copies are in appendix 1.

Motion by Kruger, seconded by Stephens to accept the verbiage on the swimming pool and boat launch area windshield warning cards as submitted by the RFC and to get quotes on the possible types and sizes to be used. All in favor, motion passed.

Financial Committee: Treasurer David Stephens asked all committee chairs to be as thorough as possible with next year's budget and then try to keep within that budget. He re-emphasized that assessment collections are behind and expenses are up because of the need for more grass cutting this season.

President Kruger opened the meeting to the public.

A resident advised the board that the coal and propane delivery trains go by the community each morning at 3:00 AM. She said that the noise generated is in clear violation of Davidson County noise ordinances. President Kruger asked the resident to find out who the board should complain to.

President Kruger closed the open forum to the public at 08:25 PM.

President Kruger asked for Old Business reports:

1. Secretary Ish reported that we are now in compliance with NC General Statute's 55A-16-01. Records that we are required to keep have been either hard copied or on a DVD data disc and will be kept in a locked filing cabinet in the clubhouse office.
2. Fire Tower lease agreement: President Kruger reported that the Forestry Service would like to meet with the entire board to get a lease in place before next year. The board agreed that this board should finalize the agreement and not put the 2014 board in a position of being rushed to judgment since the lease is up April 2014. No date was set for the meeting.
3. Action List (items not covered above)
 - a. Exit vent office clubhouse: quote for simple vent which H/AC contractors say will not do the job is \$700. Contractors recommend supplemental systems for \$3,000. The board took no action and will remove the topic from the Action List.
 - b. Certifying water sources for the fire department: Swimming pool, 42,000 gallons available, but state doesn't normally certify swimming pools as water stations. Additional information is being submitted for review. Large pond status: gravel/asphalt driveway that the fire trucks will use to get to the water has to be certified for year round use. We are currently getting construction data from the contractor, Truell Hauling and Grading.
 - c. Survey Cascade Creek area with newly acquired property: There was some discussion on what was to be surveyed and the request to have the perimeter clearly iron pegged. Ish reported that he was pretty sure the original request/quote was not based on the extensive surveying that the board is requesting. He will recheck with the surveyor on the quote.

President Kruger asked for New Business reports:

1. A presentation was given by Dave Gardener representing Dasia.Net, a Charlotte-based Internet provider at the clubhouse before the meeting. After his presentation Ken Vander Schaaf asked if the board would send out a survey to see if there was enough interest in Dasia's submitting a bid proposal to the board and interested residents.

Motion by Ish, seconded by Kruger to send out a special survey to all home owners to see if there is enough interest in using Dasia.Net's Internet services. All in favor, motion carried.

2. Treasurer David Stevens asked to board to consider giving Bill Conrad a bonus for his good work.

Motion by Stephens, seconded by Kelley to award Bill Conrad a \$500 bonus. All in favor, motion passed.

3. The board discussed a closing date for the pool and hot tub. Due to the increased vandalism with the hot tub the board decided to close both facilities on September 16, 2013.

Motion by Stephens, seconded by Howard to close both the pool and hot tub on September 16, 2013. All in favor, motion passed.

At 09:03 PM President Kruger closed the meeting to the public. The board went into closed session.

At 09:46 PM President Kruger adjourned the meeting, motion by Kruger, seconded by Howard, all in favor.

The next HOA regular board meeting is scheduled for 9/26/2013.

Respectfully submitted, Curtis Ish, secretary HOA

See Appendix 1 below:



The Springs at High Rock

We hope you are enjoying our Recreational Facility.

It has been noted that there is no Springs Decal on your vehicle.

Just a reminder: If you are a property owner, you need to contact **Security** through "The Springs" website to obtain a decal.

If you are a guest, you need to be **escorted by a property owner.**



The Springs at High Rock

Your vehicle is being cited for the reasons below:

- No Springs Decal is displayed on the left windshield/not being escorted by a property owner.
- Illegally parked.

This is a warning! Continuous violations could result in the property owner being fined/trespassers being reported to the Sheriff's Department.

Vehicle Make _____

Vehicle Model _____

Vehicle License Plate _____

For clarification of rules and where to obtain decals, please see "The Springs" website. Just as a reminder, guests must be escorted by a property owner.