

Summarized Minutes of The Springs at High Rock, Inc. HOA meeting, June 20, 2013 Community Clubhouse, 233 Tor Court, Denton, NC 27239

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

Nineteen residents were in attendance:

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

The April 18th, 2013 minutes were approved as submitted. Motion by Kelley, seconded by Howard, all in favor, motion carried.

President Kruger asked for committee reports:

ARC: Chairman Bill Dunn reported that there are 3 homes completed or very near completion. One home is being started on Mesa Drive.

Communications Committee: Chairwoman Joyce Ish reported that the website has been updated and all links tested. Ish asked that all committees review their web page documents and update them as needed. Ish reminded the board that the community blog page was set up for non-board related news. She specifically asked for a motion that lost and found pet notices be through our blog page and not a special notice. Furthermore, she asked that the board give the committee its full support when contacted by residents questioning the board approved policies.

Motion by Kelley, seconded by Kruger to support policies previously recommended to the board by the Communication Committee, especially content of the special notices and reserving personal notices, including pet notices, for the blog page. All in favor, motion passed.

The board directed the secretary to draft notices for the newsletter urging residents to the use the community blog page for personal requests and notices.

Firewise Committee: Director Curtis Ish reported that the Mistral Trail water storage plans have been approved by both the DC Planning Board and Commissioners. Contractor Lee Truell has completed the tree clearing and preliminary grading. The engineers will do compaction tests next week.

IRC: Chairperson Cheryl McCluskey reported on interviewing three engineering firms that will be responsible for advising the board on immediate, 5 year and 10 year maintenance and repair plans for our roads. The committee recommended Geo Hydro Engineers, Greensboro, NC. Geo Hydro Engineers fees are \$6,900 for the visual inspection, marking, core sampling where needed and establishing a priority timetable of our main roadways. Examination of the Cascade Creek and Boulder Ridge roads will be an additional \$3,500. Not included in the \$6,900 bid are travel expenses of \$40.00/hour and the cost of the laboratory core sample analysis. Their bid includes advice only, but they will help us select contractors who do the work they suggest. They will also evaluate the work being done by the contractors selected.

Motion by Kruger, seconded by Stephens to accept Geo Hydro Engineering's bid of \$6,900 to advise and supervise our road maintenance and repairs (excluding an in-depth analysis of the Cascade Creek and Boulder Ridge roads). All in favor, motion passed.

McCluskey reported on three bids for replacing the railroad tie stairways to dock's 2 and 3 and mulching the 3rd dock pathway. The lowest bidder was Brendon Rowbrey for \$3,750.

Motion by Kruger, seconded by Kelly to accept Brendon Rowbrey's bid of \$3,750 to replace the stairs and mulch the 3rd dock pathway.

Director Kelly gave a report on making the front door threshold wheelchair accessible. He recommended contractor Steven Grubb's suggestion of putting concrete under the existing pavers to raise them up for approximately \$700. Kelley recommended against a second more expensive bidder both for price and plan of action.

Motion by Kruger, seconded by Howard to accept Stewart Grubb's \$700 bid to raise the existing pavers' level with the front door threshold.

Nominating Committee: Committeeman Bill Dunn reported that the committee has had one meeting. In July they plan to start rewriting a new application for potential applicants to the HOA board elections. They will also be rewriting the proxies that will be sent out this year. Joyce Ish suggested that the forms be in Microsoft Word® format rather than PDF® so that people can edit downloads from the web page if they don't have Adobe programs. President Kruger also reminded Dunn that the board will have to authorize the changes. Treasurer Stephens also commented that notices will be sent out to residents behind in their assessments advising them they will not be eligible to vote in the elections.

SBG: Committeeman Ish reported that there are several plans that the group has considered but in view of the fact that the board has purchased a private lot in the center of the Cascade Creek, the committee will wait until the fall to see what monies can be available for the committee. The committee was directed to get a bid from Kevin Wall Surveyors to resurvey the original property with the newly acquired property and clearly mark off the outside property line bordering with residents.

Security Committee; Chairman Tony Freeman reported that the "open house" policy is working well. He also reported that two new cameras are ordered and will be installed next week. Freeman urged residents who use the clubhouse facilities to be more proactive in making sure the facilities are not abused. He also reported on a fire alarm system for the clubhouse. He said that the cost, in his opinion, was very prohibitive, at least \$15,000. The board took no action on the alarm system.

RFC; Chairwoman Donna Stephens reported that the RFC has four suggestions for the board: the rules and regulations sign at Dock #1 be updated, members be reminded that there are new pool and tennis court rules, next year the board consider using swipe cards or fobs for pool entrance and that the board allow the RFC to sponsor a pickleball clinic for members only. Stephens also reported on concerns that were discussed in committee: reevaluating the boat storage area, looking into renting the day slip docks (The board will put this on their Action List for further discussion) and allowing boat trailer parking during the summer non-holiday weekdays .

Stephens also recommended preprinted windshield cards for parking violators asking their owners to please get in touch with the committee; otherwise, they will be turned over to the sheriff's office.

Motion by Kelley, seconded by Stephens, As of June 20th 2013, there will be two marked spaces only for vehicle and boat trailer parking on non-holiday weekdays until September 3rd 2013. Motion passed all in favor.

The board gave permission for the pickleball clinics and encouraged more input on the pool fobs and docks #1 signage.

Financial Committee; Treasurer David Stephens asked the board to consider raising the clubhouse rental to be more in line with the expenses that upkeep entails.

Motion by Kruger, seconded by Howard to immediately raise the clubhouse rental fee to \$250.00 for one day and \$350.00 for two consecutive days. Cleaning charges of \$80.00 are included in this fee. Motion passed, all in favor.

Stephens also answered questions about bad debt (collectables that have been written off as uncollectable) and reported that more money has now been moved from Cedar Management's accounts into local insured banks. He then reported that we now own two new properties, the first is 172 Secret Garden Circle which allows expansion and development of the Cascade Creek park area. The cost of the lot (\$10,000) plus closing fees and tax and assessment refunds came to \$11,399. The second property was given to us by the First United Methodist Church, Cary, NC for legal costs and transfer fees for \$276.00

President Kruger opened the meeting to the public.

A resident suggested that the board meet once a month so that the committee reports would not be so long. It was pointed out by President Kruger that none of the detailed reports given so far would have been ready by last month so that tonight's lengthy session would have happened anyway.

President Kruger closed the open forum to the public at 09:04 PM.

President Kruger asked for Old Business reports:

Motion by Stephens, seconded by Kruger to purchase two new cameras with installation by Piedmont Protective Services for \$985.91. Motion passed all in favor.

Kelley suggested that when PPS comes they bring a third camera, he suspects that the parking lot camera may not be working all the time as well.

Alex Roland gave a report on the problems of the deer bow hunting program as it currently exists in our community. The NC Wildlife Agency recommended 60 to 100 deer be removed yearly for a healthy herd. The current contract holders, Urban Wildlife Solutions, best year was 30 deer. Dr. Roland does not think they have any chance of improving their numbers. The only other solution would be bringing in a larger hunt club, but the board would have to decide whether it would be worth the increase in objections from some members of the community that already exist because that would increase the number of hunters in our community. The committee made no recommendations.

Motion by Kruger, seconded by Kelley that the board does not allow bow hunting for the 2013 season. Motion passed, all in favor.

Action List (items not already addressed above)

1. Fire tower lease: President Kruger reported that the NC Forestry Service is willing to bury the power line, landscape around the base and be in charge of any non-commercial service organizations that want to use their lease. However, they refuse to bury the propane tank, and they want a 20 year lease with renewable 10 year leases thereafter for \$10.00. Members of the board directed President Kruger to tell the Forestry Service to either bury or remove the propane tank. We are nonnegotiable on this item. Ish suggested that a clause be put in the lease that at the termination of the lease by either party, the NC Forestry Service remove the fire tower and return the site to its natural setting within 90 days. Stephens also suggested that a clause be put in the lease that allows us to use the tower for any community communication function.
2. Venting the clubhouse office: President Kruger will have a bid for next meeting.
3. Cell phones to open front gate with #9 key: Kelley advised that it will work if that number is on the computer list.

President Kruger asked for New Business reports:

1. Resident Dick Getz proposed a "Featured Home" picture and text feature for the newsletter. The board endorsed the concept and asked if a sample could be produced. He agreed using the clubhouse as the first subject.

Motion by Kruger, seconded by Kelley to allow Dick Getz to produce a sample feature in our newsletter titled “Featured Home” and to ask for feedback from the community. Motion passed, all in favor.

2. Boat yard storage report by Directors Howard and Kelley: They have made one inspection so far. They plan to return and do a complete inventory first, remove what shouldn't be there and then analyze what space is left for better utilization. Kelley pointed out that a true inventory would not be available until boating season is over.

3. The board discussed public drunkenness in the pool area.

4. The board declined to add the Denton Merchant's Association to the newsletter email list. They cited setting a bad precedent as the reason. The secretary will direct the DMA to our website to stay informed.

At 09:55 PM President Kruger closed the meeting to the public. The board went into closed session.

At 10:25 PM President Kruger adjourned the meeting, motion by Kruger, seconded by Stephens, all in favor.

Respectfully submitted, Curtis Ish, secretary HOA