

**Summary of The Springs at High Rock, Inc. HOA Meeting,
March 21, 2013
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

The meeting was called to order at 7:03 PM by President Walt Kruger. Board members in attendance were Walt Kruger, David Stephens and Ruth Howard.

There were twelve community members in attendance.

President Kruger opened the meeting informing attendees that the board would like to keep the presentations to a minimum and asked for a 5 minute limit if at all possible.

Committee reports:

ARC – Bill Dunn reported five homes under construction, three near completion.

Communications – Judy Heffner reported that the CC is asking the board to review newsletter guidelines for residents. The email link to report technical problems is working well. Off the Cuff (community blog site) has 65 users, its most active day is Wednesday from 10 AM to 8 PM. The website has been updated as new committees and members become available.

Financial – David Stephens reported 40 accounts behind quite a bit on association dues. He will be working with Cedar Mgmt. to issue legal notices. Budget running tight through February due to bills from 2012 being paid out of 2013 budget. Moved \$100,000 to bank in Denton – now FDIC insured.

Firewise – no report

IRC – Walt Kruger submitted the Committee's mission statement. Members are Bill Dunn, Tony Freeman, David Ladimer, and Jim McCluskey. No chairperson as yet. Committee met with engineer for the roads. Sepi Eng. provided good input for the committee to consider going forward.

Nominating Committee – Bill Dunn reported not a great deal to do presently. However, they are actively seeking potential board candidates for the next election.

RFC – Donna Stephens reported the committee is working on rules for pool/hot tub and tennis/pickle ball. After their first meeting, it was decided to meet with Bill Conrad to ascertain what signs had to be posted to pass inspection and reduce the number of signs, redundancy, duplication, and confusion. It was suggested those regulatory signs remain, and any informational signs from the HOA follow a theme of green with white lettering. A proposal for signage will be presented to the board next month. The board was asked what, if any, budget is available for signage.

Security – Pam Dunn reported that the clubhouse will be rekeyed next week. Security Committee will then distribute keys to appropriate parties. Security is asking assistance in obtaining a current list of existing home owners. Neighborhood watch will be reinstated and updated. Question was raised on the Sheriff's Dept. how often do they come. Treasurer Stephens asked about amounts paid out of the budget for Sheriff's Dept. and asked for clarification on when, and why. It was ascertained that these payouts were for security checks by off-duty sheriff's deputies and occurs perhaps twice a month. Security will reevaluate whether that needs to continue. It was suggested that the newsletter be used in the future for information surrounding community security.

SBG – Kristie Miller gave update. Kristie stated their committee will rewrite their mission statement. They will formulate long range plan for Cascade Creek. Lee Truell is expected to return before month's end to seed and straw area filled.

Social – Ruth Howard gave update for Diane Getz. Social committee would like to replace rug at clubhouse entrance. The committee asked for an amount to spend. Stephens gave a limit of \$200. The Social Committee is reinstating welcome baskets to incoming residents. Presently, it looks like 4 new families will be joining our community shortly.

Open Forum

Again, a resident discussed the issue of alleged secrecy and difficulty gaining access to records at Cedar Mgmt. His focus was on Article X and asked whether the board supported that. He provided printouts of his suggested new form and verbiage from Article 16 55A-16-01 "Corporate Records." The board restated their position of open and full disclosure, and supports the right the homeowner has to inspect the records, but shared with those in attendance that the process has taken far too long, when it was believed the homeowner would have made arrangements with Cedar Mgmt. and put the issue to rest. David Stephens finally asked what it is that the resident was specifically looking for. In the end, after again much discussion, Ruth Howard asked for input from the community in attendance that since the resident stated during his presentation that Cedar Mgmt. works for the association, that they (the board?) had a right to speak their opinion. Community members stated that it appears Cedar Mgmt. may not be the company we wish to continue with. It was brought to their attention that we are under contract with them until 2014. The resident stated that he and another resident still want to look at records, and the board said they supported their right to do so. They will work with the board to see who would be available to go to Cedar Mgmt. with them.

Minutes from the HOA Annual Meeting Board meeting– discussion on how some issues from annual meeting were captured in minutes. After some discussion it was decided to approve the minutes, but note that there still remain questions regarding accuracy. Walt Kruger motioned to accept, David Stephens second. Motion carried.

Motion to adjourn at 8:43 PM by President Kruger, seconded by Ruth Howard, motion carried.

Respectfully submitted, Ruth Howard, Vice President, HOA
HOA approved 4/8/2013