

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

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

There were seven members of the community in attendance.

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

The OCTOBER 24, 2013 minutes were approved as submitted. Motion by Kruger, seconded by Stephens, all in favor, motion carried.

President Kruger asked for committee reports:

ARC: No report.

Communications Committee: Chairwoman Joyce Ish reported the website is ready for candidate profiles and up-to-date information if needed. The "View as a webpage" seems to be working well to solve the problem of posting our newsletter on the website without using social share links. She further reported that the "Welcome to The Springs at High Rock Lake," on the Home page now contains links to both the "Photo Tour of the Clubhouse" and "Rocks, Water & Trees: A History of The Springs."

Firewise Committee: Director Curtis Ish reported that the home yard cleanup is proceeding and that the committee will start reminding people that they have until December 1 to get their wood out.

IRC: Chairwoman Cheryl M^cCluskey reported that Geo Hydro will release the information for the road repair bids via the Internet and to bidders that have asked to bid. Geo Hydro will have a contractors' meeting December 6, 2013 at the sites with the specifics of what will be done before the bidding. Along with their bids they will have to a list of similar projects that they have completed.

Motion by Kruger, seconded by Stephens to pay \$3,000.00 to Geo Hydro to write up the bids, help select the successful bidder and inspect the work being done to insert drainage pipes and repave Point View Court and repair the shoulders on Palisades Trail. All in favor, motion passed.

Nomination Committee: No report

SBG: No report

Security Committee: Director Kelley explained a letter that will be sent to members who have a high number of gate code usage per month in an attempt to find out if someone is using their code without the member's knowledge. A resident asked that an explanatory sentence be included to explain why it is harmful to all to allow private gate codes to be given out to non-family members.

Social Committee: No report, but President Kruger thanked the committee for sponsoring the picnic held after the Tranquility Lakes cleanup.

RFC: Chairwoman Donna Stephens reported that Mr. Chad Cleary of Piedmont Access Control will set up a gate control panel and latch post for swipe cards for \$4,871.00 at the pool entrance. The price includes 150 cards with additional cards costing approximately \$3.50 each. Donna Stephens said that there will be one card per family issued. The control panel can be programmed for set hours and the same cards/system can be expanded for use in the boat yard storage area and front gate. We would have to purchase a PC to hold the names of members in good standing.

Motion by Kelley, seconded by Howard to accept Piedmont Access Controls bid of \$4,871.00 to install a fob system at the pool entrance. Their bid is a part of the minutes (appendix 1). The motion also allows the RFC to purchase a computer for the system. All in favor, motion passed.

Finance Committee: Treasurer David Stephens reported that we are doing better with our budget (101.7% vs. 103.2%) than last year. Next year's budget was approved at the October executive session and does not call for any increase in assessments.

President Kruger opened the meeting to the public.

A resident asked if it was possible to have interested homeowners form a collective to bid on propane gas. Director Kelley also expressed interest in getting information for forming a collective. He will explore options with the resident.

President Kruger closed the open forum to the public at 08:10 PM.

President Kruger asked for Old Business reports:

1. President Kruger reported on the progress of the Fire Tower lease: It has been finalized; the secretary was directed to have attorney Ryan McNeill read it and advise.

Motion by Kruger, seconded by Kelley to have attorney Ryan McNeill read the 2014, 20-year Fire Tower Lease and advise us on any needed addendums or corrections. All in favor, motion passed.

2. High Rock Lake Association advice on dock rentals (report): Secretary Ish reported that they had no advice for us other than to use an attorney from Brinkley Walser for legal opinions.
3. Report on proxy types allowed: Secretary Ish reported that attorney Ryan McNeill has interpreted our Bylaws as a general proxy and not a limited proxy. By legal definition, a general proxy must have someone present at the annual meeting eligible to vote, either a designee or the HOA Board, with no restrictions on how they are to vote. A limited proxy allows the person to mandate how he wants the proxy vote cast. We cannot do this.
4. Action List (items not covered above):
Boat yard inventory report: Director Howard reported that the joint committees (RFC and Security) have set up parking spaces using the fence post poles as a boundary. They wish to get sheet metal and make numbered signs that start with #300. They will then reissue the numbered stickers and have them correspond to each space's number. They realize there are many questions about this program such as do people behind in their assessments get a space, how many spaces to a family, whether to expand the size of the yard, etc. The board directed the committee to decide amongst themselves, write a suggested policy and submit it to the rest of us for questions and approval. The board approved the idea of numbered spaces and advised that the money for the sheet metal can come from the RFC budget without a board motion.

President Kruger asked for New Business reports:

Stephens and Ish both express their approval of using Mr. Ryan McNeill of Brinkley Walser.

At 08:43 PM President Kruger closed the meeting to the public. The board went into closed session.

At 09:52 PM President Kruger adjourned the meeting, motion by Kruger, seconded by Ish, all in favor. Meeting adjourned.

The next scheduled board meeting, Thursday, December 19, 2013 at 6:30PM, will be a closed session with those residents that are behind in their assessment payments. There may be a workshop for any unfinished business needed to be completed before the year's end.

Respectfully submitted,
Curtis Ish, Secretary HOA