

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting
October 24, 2013
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

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

There were nine members in attendance from the community.

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

The September 26, 2013 minutes were approved as submitted. Motion by Stephens, seconded by Howard, all in favor, motion carried.

President Kruger asked for committee reports:

Nominating Committee: Chairwoman Lynn Ramsey reported that there have been no candidate forms filled out yet. There was discussion of what the board and Nominating Committee want on the proxy, but advice from Cedar Management Group's paralegal restricts what we wish to do. The board asked the secretary to recheck to see if a "limited proxy" was legal in North Carolina.

ARC: no report.

Communications Committee: Chairwoman Joyce Ish reported that the newsletter link problem was due to Constant Contact's new interface and has been fixed. She also reported that the committee hopes to have the photos of the Oktoberfest on the website shortly. The board asked the committee to commend and thank Dick Getz and Anne Croom for their pictorial history and pictures of our community.

Motion by Kruger, seconded by Stephens to have the Communications Committee add Dick Getz and Anne Croom's Rocks, Water, & Trees: A History of The Springs to the website as a permanent feature. All in favor, motion passed.

Firewise Committee: Director Curtis Ish reported that phase one of the water storage project is completed and all reimbursement forms have been submitted.

IRC: Committeeman Tony Freeman reported that Geo Hydro will charge us \$3,000.00 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. He estimates the bids will approximate \$35,000.00.

SBG: Committeeman Curtis Ish reported that the over-seeding of the drained area in Cascade Creek is done and grass is growing.

Security Committee: Chairman Tony Freeman reported that there are several front gate codes that seem to be abused. They will submit them to the board after the committee investigates further.

Social Committee: No report, but President Kruger thanked the committee for the excellent Oktoberfest picnic that they provided October 5th.

RFC: Chairwoman Donna Stephens reported that the cost of the pool fob check-in is too expensive but, she will check with Internet services to see if we can buy a similar arrangement and have Bill Conrad install it. She further reported that the boat trailer parking space lines have been painted at Dock #1. The committee plans to meet and have the Dock #1 "Rules and Regulations" sign language updated and approved before next season. The board was shown a sample of the warning sticker that will be used at Dock #1 for parking violations.

Finance Committee: Treasurer David Stephens reported that thanks to less grass cutting needed last month, the accrual budget as of September 2013 is less than where we were last year at this time. He reported that the Finance Committee will submit the proposed 2014 budget to the board in executive session and will release that budget at the regular HOA November meeting. Stephens reported that he is being conservative on the number of delinquent accounts (72) and is working with a budget of \$387,760.00. He then gave a general overview of the spending decisions the board will have to decide on for the 2014 budget. Stephens also reminded the community that the budget must reflect the wishes of both the residents and those who are not living here yet. Our expenditures must mainly be used to maintain our common areas and road infrastructure for the residents of the future. He asked the committees to do their best to not have any expenditure after December 13th so that the 2014 board won't have to be behind paying for 2013 expenditures.

President Kruger opened the meeting to the public.

There were questions about pool vandalism and the cameras purchased.

President Kruger closed the open forum to the public at 08:05 PM.

President Kruger asked for Old Business reports:

1. Ken Vander Schaaf reported that Dasia.Net will not make a bid proposal for an Internet in-community provider service at this time. He reported that in conversations between the Forestry Service and Dasia.Net, the Forestry Service will not allow the receivers on the fire tower until a new lease is in place.
2. President Kruger reported on the progress of the Fire Tower lease. Davidson County commissioners have agreed to the changes proposed by the HOA and Forestry Service. The government shutdown has slowed the paperwork needed, but the December 15th deadline is still a realistic goal for signing.
3. There was confusion about who was supposed to give a report on any information about docks and dock rentals from the High Rock Lake Association. Secretary Ish will report at the next November meeting.
4. Action List (items not covered above)
Boat yard inventory report: Director Howard reported that there are 27 pieces without stickers, 9 of the 27 could be identified from our records, and 5 pieces appeared to be abandoned junk. 201 stickers have been issued with 140 stickers that are currently not using the storage yard suggesting that there is not enough space for everybody who has a sticker to use the yard. She suggested that the RFC and Security Committee get together and set up definite parking spaces and get rid of the junk to free up 25 spaces immediately, and then put a priority list together to prepare for the day when there is not enough space for all of those that want to use the yard. She hopes to have a bi-committee report next meeting.

President Kruger asked for New Business reports:

There was no new business.

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 HOA regular board meeting is scheduled for Thursday, November 21, 2013 at 7 PM in the clubhouse.

Respectfully submitted,
Curtis Ish, Secretary HOA