

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting
September 26, 2013
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

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

There were seventeen members in attendance from the community.
Directors in attendance: Ruth Howard, Curtis Ish, Jim Kelley, Walt Kruger and David Stephens

The August 29, 2013 regular HOA meeting minutes, the September 16, 2013 meeting minutes with the Forestry Service and the September 19, 2013 abbreviated meeting minutes held while waiting for a closed hearing with a resident were approved as submitted. Motion by Kruger, seconded by Kelley, all in favor, motion carried.

President Kruger asked for committee reports:

ARC: Chairman Bill Dunn reported that the unapproved deer stand has been taken down. He further reported that there are six homes still under construction and one ready to begin construction.

Communications Committee: Chairwoman Joyce Ish updated changes and additions to the newsletter and website. She reported that currently there are 377 subscribers to the email newsletter and 85 blog signups. She further reported that the Featured Property of the Month was a popular link.

Firewise Committee: Director Curtis Ish reported the concrete pad has been poured.

IRC: Chairwoman Cheryl M^cCluskey reported that the committee is getting specs from Geo Hydro. They will release them out for bid and report back to the board. M^cCluskey warned the board that there would be a fee for writing up these specs and supervising the contractors.

Nominating Committee: Chairwoman Lynn Ramsey reported that a link to the "Candidate Profile Form 2014" has been announced in the newsletter and will continue to be. Ramsey also reported that the committee is working on the proxy. David Stephens suggested that interested candidates come to the December board meeting and participate in a candidate's night.

SBG: No new report except Committeeman Curtis Ish reported that at the September 19th HOA meeting a motion was made to fertilize and overseed the drained area in Cascade Creek.

Security Committee: Chairman Tony Freeman reported that the security cameras in the clubhouse have been replaced, and the committee is happy with their performance. He reported that there is still a problem with people leaving the boat yard gate open and urged everybody driving by to check if they see the gate open.

Social Committee: No report

RFC: Chairwoman Donna Stephens reported that the cost for a black and white warning sticker for the Dock #1 boat launch parking area with a carbon copy would be \$.06 each. There would be no cost to have them in several booklets. She recommended ordering 100 warning cards divided into five booklets.

Motion by Kruger, seconded by Kelley to order 100 windshield warning cards divided into five booklets. All in favor, motion carried.

Stephens stated that the windshield warning cards for the swimming pool/tennis court area need no carbon copies. They just advise the owner to get a vehicle decal, thus they can be printed on paper stock as needed. Next, Stephens asked the board how many fobs for swimming pool entry she should order. The board asked if we had to order all in one lot or could reorder as we needed more. The committee will obtain that answer and how they plan to distribute the fobs at the next board meeting. Mrs. Stephens also recommended that there be only one fob per family which would be free and there be a replacement fee for lost fobs.

Financial Committee: Treasurer David Stephens reported that thanks to less grass cutting needed last month, the accrual budget is falling back into line with projected expenditures (102%). He again asked for committees to have their budgets in to the Financial Committee by October 15th.

President Kruger opened the meeting to the public.

A resident asked the board if they had an up-to-date map of The Springs with the correct road labels. The IRC committee will try to help her. Cheryl M^cCluskey announced that there will be a fall Tranquility Lakes' cleanup on November 16th (rain date Nov. 17th).

President Kruger closed the open forum to the public at 8:25 PM.

President Kruger asked for Old Business reports:

1. Ken Vander Schaaf gave a report on the results of an Internet in-community provider survey. He reported that 74% of the residents responded (some had to be phoned). In that survey, 24% are not interested in changing; Vander Schaaf will pass the information on to Dasia.Net, but since the provider will need the cooperation of Energy United to use their light poles for mesh transmission, he is doubtful at this point.
2. Dick Getz gave a preview of a video he made promoting the clubhouse. A resident suggested rather than making DVDs, Mr. Getz should put it on You Tube or Drop Box. The board thanked Mr. Getz for his fine efforts and results.
3. A 45-minute general discussion continued (again) about short term rentals of some of the community boat slips. President Kruger reminded the board and residents that we have paid for two legal opinions, one saying we can rent some of the slips and the other saying we can't. A resident suggested that any question on the proxy concerning the rental be written by an attorney. Director Stevens suggested getting an opinion from an attorney familiar with the Alcoa/Yadkin rules. President Kruger suggested contacting the High Rock Lake Association for advice, or at least, recommending an attorney with experience to seek an opinion from.

Motion by Kruger, seconded by Kelley to contact the High Rock Lake Association for more information about other HOA communities that have dealt with trying to rent community-controlled boat slips and to ask the HRLA if they can recommend an experienced attorney for this matter. All in favor, motion carried.

4. Action List (items not covered above)
 - A. Certified water source points, still awaiting state report
 - B. Cascade Creek survey, done
 - C. Marking two spaces for boat trailers at Dock #1, in progress
 - D. Cascade Creek well, works but we have to reduce the pressure to use for grass watering.
5. Lynn Ramsey reported that since she asked about noise ordinance violations from the early morning trains, it has stopped.

President Kruger asked for New Business reports:

1. It was decided that the annual HOA meeting will be on February 6, 2013, 7:00 PM at the Southmont Fire Station, Southmont, NC. The board will try to have Cedar Management get the annual letter out December 23, 2013.
2. The board will list candidates that have submitted their profiles on the proxy.
3. The board will have everything ready for Cedar Management by December 15, 2013.

At 10:25 PM President Kruger closed the meeting to the public. The board went into closed session.

At 10:32 PM President Kruger adjourned the meeting, motion by Kruger, seconded by Stephens, all in favor. Meeting adjourned.

The next HOA regular board meeting is scheduled for 10/24/2013.

Respectfully submitted,
Curtis Ish, secretary HOA