

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, April 24, 2014
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

The meeting was called to order by President Vander Schaaf at 7:03 PM.

In attendance from the community were twenty-four residents.

Directors in attendance: Curtis Ish, Ira Matney, Charlie Ryan, David Stephens and Ken Vander Schaaf

The February 26, 2014 regular HOA meeting minutes were approved as submitted. Motion by Stephens, seconded by Matney, all in favor, motion carried.

President Vander Schaaf asked for committee reports:

ARC: Chairman Hugh Honeycutt gave a brief report that homes under construction are proceeding on schedule; one is yet to be started and a swimming pool application has been approved.

Communications Committee: Chairwoman Joyce Ish gave a summary of last year's accomplishments. She updated the board on a hacking problem and that it has been solved. Ish also reminded committee chairpersons to get any articles for the newsletter in by Monday AM, so that the HOA board will have time to review and approved them for the Wednesday newsletter.

Firewise Committee: Director Curtis Ish reported that we are ready to apply for phase two of the water storage project as soon as NC Firewise knows how much money has been allocated from the US Department of Agriculture.

IRC: Director Ira Matney gave a report on preventing dam overflow at the first Tranquility Lakes dam. He suggested that we should try lowering the spillway already in place. This would permanently lower the pond but may solve the problem and would probably cost about \$1,200.00. If that did not work, we could consider a float valve system for the existing buried drainage pipes that currently have to be manually opened. Matney also reported on repairing damaged shoulders that resulted from people accidentally running off the roads during February's snowstorm. A resident suggested to the committee that maintenance man, Bill Conrad, should be advised of any projects so he can coordinate with other activities (such as garbage pickup, etc.).

President Vander Schaaf also thanked Ira and the IRC for clearing the fallen trees from the roadway after the second ice storm on Sierra Trace. Questions were asked about when the DCDOT will put in a drainage ditch for the natural spring at the corner of Healing Springs Dr. and Highway 8. Matney reported that we are on the work order list. Questions were also asked about the final cost for the repairs to Lawson Lookout Dr. Treasurer David Stephens reported that we are still negotiating the final bill, which was considerably over the original estimate. Matney recommended that in the future we try to use local paving companies since the bigger firms have to take into account travel costs.

Nominating Committee: No report

SBG: Director Ish reported that work has begun on plantings for the front entrance and gate. The gardener is expecting to continue next week with perennial plantings.

Security Committee: Chairperson Tony Freeman reported that the pool card reader is being installed at the pool entrance and clubhouse restrooms. He suggested that it is time to change the generic codes used at the front entrance gate. David Stephens advised the committee that the budget allows for four sheriff checks at the front gate this year.

Social Committee: Co-Chair Brenda James reported that new tables and chairs have been purchased for the clubhouse. She also reported that the "Welcome Baskets" for new neighbors will be reinstated. The committee has scheduled an Ice Cream Social for Friday, 7:00 PM May 23rd at the clubhouse.

RFC: Chairwoman Donna Stephens reported that the two new parking spaces for boat trailers have been completed with appropriate signage limiting use to non-holiday weekday use only. Stephens also reported that the committee will start announcing the availability of the pool cards in several newsletter articles and distribute them on yet to be decided days in May. For security reasons there will be only one card per family regardless of how many lots owned. She explained that the computer will know who was using the pool at what time, since the member and guests will have to swipe the card when leaving as well. She also reported that a second table has been ordered for the pool area. The committee is very pleased with the one ordered last year. Donna Stephens reported that the concrete decking around the clubhouse pool is in need of immediate repair.

Ruth Howard gave a report on the progress of reorganizing the boat yard storage area. The board decided to allow only two spaces per member regardless how many lots that member owns. Treasurer Stephens advised that someday we may have to start charging for the spaces, and we may want to consider creating an expansion reserve. The board asked Ruth to submit her rules for publication on the community webpage.

Financial Committee: Treasurer Stephens gave the monthly report. He reported that compared to last year we are ahead of collections and spending is as budgeted. The following spending motions were proposed:

Motion by Stephens, seconded by Matney, to have Ray Purcell repair the concrete pool side decking for \$4,000.00 as soon as possible. All in Favor, motion passed.

Motion by Stephens, seconded by Vander Schaaf, to have Court One fill in the biggest cracks and reseal and paint the damaged area above the cracks for \$2,123.00. The tennis courts will have to be pressure washed before work can begin which will cost about \$1,000.00. Stephens will get a quote from Shawn Smith for the pressure washing. The total repair to not exceed \$3,200.00. All in favor, motion passed.

Motion by Stephens, seconded by Ryan, to form a financial subcommittee called the Reserve Review Committee staffed by Jim Kelley and Ruth Howard. The subcommittee will meet periodically with the Finance Committee in order to review and understand where the reserve monies are being invested. All in favor, motion passed.

Motion by Stephens, seconded by Matney, to charge \$25.00 replacement fee for lost swimming pool entry cards once they have been distributed (for free). All in favor, motion passed.

Boat Dock Utilization Committee: Director Ira Matney reported that rules have been formed if the board decides to proceed with using the docks for short-term overnight storage. The rules are a part of the minutes as Appendix #1. Ira stressed that the committee tried to form the rules so that they would be as least invasive as possible to home owners living in the immediate area.

President Vander Schaaf opened the meeting to the public

There followed a repetitive general discussion by those for and those against the February 26, 2014 board approved motion to allow members in good standing to use eight of the community docks for overnight storage with short period leases.

[Editor's note for reference, HOA motion 2/26/14: Motion to approve temporary 2014 short term (monthly) rental of 4 slips at dock 2 and 4 slips at dock 3 on a rotating property owner plan. A temporary committee would also be formed in March of interested property owners to help form rules, requirements, costs, and monitoring of the rentals.]

Motion by Stephens, seconded by Matney, to not proceed with the 2/26/14 motion concerning boat dock usage until consultation with the board's attorney. Matney, Ryan, Stephens and Vander Schaaf in favor, Ish abstained. Motion carried.

Also discussed, a resident requested that we use darker colored mulch when we mulch again. Tony Freeman said that the resident directory will be updated this spring.

President Vander Schaaf closed the open forum to the public at 09:25 PM.

President Vander Schaaf asked for Old Business reports:

1. Secretary Ish read the following motions made out of meeting and voted upon by all directors into the minutes:
12/12/14, **Motion by Vander Schaaf, 2nd by Stephens**, to allow the Tour De Kale to use our property for their charity fund raiser on 6/21/14. All in favor, motion passed.

3/13/14, **Motion by Stephens, 2nd by Ish**, to include the clubhouse bathrooms in with the same card swipe system already approved for the clubhouse swimming pool for an additional \$900.00. All in favor, motion passed
2. **Motion by Stephens, seconded by Matney**, to approve payment for \$68.67 for the PVA signage. All in favor, motion passed.

President Vander Schaaf asked for New Business reports:

Security Committee asked that open houses not be allowed on holidays. It was suggested that not all holidays are equal and could the Security Committee submit a list of the holidays on which they would like to not allow open houses.

At 9:30 PM President Vander Schaaf closed the meeting to the public. The board went into closed session.

At 10:00 PM President Vander Schaaf adjourned the meeting, motion by Stephens, seconded by Matney, all in favor. Meeting adjourned.

The next HOA regular board meeting is tentatively scheduled for 05/22/2014

Respectfully submitted, Curtis Ish, secretary HOA

Jpg. of appendix #1 attached

Appendix #1

Dock Utilization Committee

25, March, 2014

Committee Members in Attendance

Pam Dunn, Debbie Bethune, Ira Matney

Board Members in Attendance

Ken Vander Schaaf, David Stephens, Ira Matney

Rules/Regulations for Common Area Dock usage

1. Common dock slips are only to be used by assigned HOA members between 9:00 am to Dusk. We are defining dusk as 30 minutes prior to sunset.
 2. No radios or music are allowed at the dock area.
 3. No loitering
 4. Must provide proof of liability insurance for the vessel which is being docked.
 5. No subletting of the common area dock slips.
 6. Must adhere to all the rules and bylaws that are established by The Springs HOA, and Yadkin/Alcoa.
 7. Vessel must be registered with the Boat Storage Committee which is part of the Recreational Facilities Committee.
 8. Available Dates for common area dock usage will be from 1, May-1, November.
 9. Assignments to the common area dock slips will be for a time frame of 1 Month or less.
15. **Day Slip Usage** All common area dock slips are available for use by Members in good standing and accessible during the day. One half of the common area dock slips at dock 2 and 3 and all common area dock slips at dock 1 will not have mooring privileges and will be available on a first-come, first-served basis. The other half of the common areas dock slips at docks 2 and 3 will have mooring privileges and will be allotted on an equitable basis to Members in good standing requesting usage. Priority for allocation of the common area slips will be given to slips without mooring privileges.

Monitoring

Bill Conrad will be responsible for coming by and checking to ensure that only Members, who have been assigned common area dock slip usage, are using the 8 common area dock slips with mooring privileges

A camera will be provided, temporarily by a resident while in the trial phase, to assist in monitoring the traffic and individuals that are using the dock 2 & 3 areas.

In the event that problems arise we ask that the board be contacted in order for the issue to be addressed by either the Security Committee or by the board.

Violations

If a HOA Member is caught refueling at the docks, they will forfeit their deposit. In addition they will be responsible for any cost associated with penalties assessed by Yadkin/Alcoa. The party will also lose their dock privileges.

A Member in violation of any other rule/regulation will on the first offense receive a warning, and on the second offense they will lose their dock privileges along with their deposit.

Maintenance Fee

A maintenance fee of \$50.00 will be charged for each member that receives a common area dock slip with mooring privileges.

Deposit

A deposit of \$200.00 is required to secure a common area dock slip with mooring privileges