

**Summary Minutes of The Springs at High Rock, Inc. HOA Meeting, August 21, 2014  
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

**The meeting was called to order by President Vander Schaaf at 7:00 PM.**

There were thirteen members from the community in attendance.

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

**The June, 26 2014 and July 17, 2014 regular HOA meeting minutes were approved as submitted.** Motion by Vander Schaaf, seconded by Ryan. All in favor, motion passed.

**President Vander Schaaf asked for committee reports:**

ARC: Chairman Hugh Honeycutt reported all constructions are moving along without incident and there are no new starts. He further reported one resident is installing hidden solar panels. The resident will report on their efficiency.

Communications Committee: Chairwoman Joyce Ish reported that the new email forwarding system mandated by our webmaster, Blizzard Digital, has been completed and no emails were lost in the transition. Ish next explained the new format for our newsletter. There will be three sections, (1) new articles, (2) reviewed articles (only once) and (3) links to ongoing topics for those that missed earlier issues. The goal is to eliminate repetition and to encourage better readership. Liz Roland was introduced as a new member to the committee. The board directed Ish to send a special notice to all home owners reminding them that the day-worker gate code will be changed September 1, 2014. People that need the code for service workers must contact the Security Committee for the updated code.

Firewise Committee: Director Curtis Ish reported that the amount of funding for our water storage project still has not been released by the NC Department of Agriculture.

IRC: Director Ira Matney reported for Chairwoman Cheryl McCluskey. Quotes were given for projects the board asked Director Matney to obtain at the July 17, 2014 meeting:

Project #1: fertilizing and reseedling of the grass shoulders on Sierra Trace Road and Mesa Trail  
\$4,200 for fertilizer, 1500 lbs. of seed for over seeding, \$2,100 for a total of \$6,300.

Project #2: lowering the spillway  
\$2,500 for lowering the spillway about 12". It will cost more if the rubber mat presently in place cannot be removed and reused.

Project #3: redoing or restoring the areas where the shoulders have eroded so badly that simple over seeding won't help

This will include taking out rip rap that is no longer needed and installing new rip rap in areas where it is needed. Only one person submitted a bid for this project. The quote is for \$11,000.

Project #4: restoring major erosion on Tranquility Lakes Drive

This area is of immediate concern because we are in danger of losing the road completely if we wait much longer on some sort of repair or control. The quote is for \$13,000.

Total for all four projects, \$32,800.00.

**Motion by Matney, seconded by Vander Schaaf, to accept Shawn Smith's bid to lower the first pond's spillway to the present pond level for \$2,500.** Dirt removed will be used to shore up the earthen dam at the south end. This estimate does not include replacing the rubber mat if the original cannot be reused. Work is to proceed immediately. All in favor, motion carried.

The seeding project was put on hold until Director Ish could ask the opinion of the DC Ag Extension Agency on what would be the best seed to use for a ground cover on Sierra Trace Road. The shoulder repair project and Tranquility Lakes Drive washout area was put on hold until a bid from Truell Hauling and Grading could be obtained.

Matney concluded by letting the board know that as soon as he gets a firm date for the construction repair on Point View Court to begin, he will let the board know so the affected residents can be alerted.

President Vander Schaaf asked permission to have Bill Conrad correct the erroneous road signs on Sirocco Road East and West since there is a home under construction on "West" East Sirocco Rd. The board agreed to this long-over-due correction.

Nominating Committee: No report, but President Vander Schaaf reported that Larry Watson has agreed to serve on the committee with Bill Dunn.

SBG: A resident presented eight suggestions for improving the appearance to the front entrance and front gate area. They also made suggestions for the Tranquility Lakes walking paths. Ish invited him to join the SBG and also get together with him and take a walking tour to go over his suggestions.

Security Committee: Chairman Tony Freeman reported that there have been issues with evening pool users staying until the computer automatically locked the gate. Ruth Howard advised that next year those that don't leave before the gate locks down for the evening have their cards deactivated. David Stephens suggested that one more warning sign be posted at the pool gate entrance. Ruth Howard asked the board's guidance on what we can do about people who move out of the community who have clickers for the front gate. After some discussion there was no solutions offered.

Social Committee: Committeewoman Liz Roland reported that plans are being organized for the Oktoberfest to be held on 10/4/14 at Cascade Creek or in the clubhouse if it is raining. She also reported that their new resident welcoming program is on track and encouraged all committees and neighbors to remember to let the Social Committee know about new arrivals. Tony Freeman asked if the information that they give out includes information about clickers, windshield stickers, day worker codes, etc. Joyce Ish suggested that if Security, RFC, Social and any other committees compile a single list of helpful suggestions for our new home owners, her committee would be glad to create a document on our website called "Information for New Members."

RFC: Chairwoman Donna Stephens reported that a patch work repair will be done to fill in the largest cracks on the tennis courts around mid-September by Court One. This may buy us some time before a much more expensive repair job has to be done. The swimming pool season is winding down; 150 proximity cards have been handed out. The hot tub is not working; repairs will be attempted in the off season. Ruth Howard reported that the boat yard storage reorganization is progressing smoothly with one or two exceptions which she would like to discuss in executive session. Fifty-six slips have been assigned leaving 39 that are numbered and available. David Stephens advised the community that the pool will be closed for the season on September 7, 2014, at sunset.

Financial Committee: Treasurer David Stephens gave his monthly report. He reported that while the number of delinquent accounts is decreasing compared to last year at this time, the total amount of uncollected assessments is increasing due to the number of accounts that don't intend to ever pay. Our scheduled reserves have been half funded and we are currently at 97% of the projected amount of expenditures. We also received a \$4,300 insurance payment for the lightning strike that damaged the hot tub and air conditioner. He advised all the committees that budget time is approaching and asked them to begin thinking about next year's projects. Stephens suggested that the board consider creating another reserve for expanding the boat yard storage area.

**President Vander Schaaf opened the meeting to the public**

Director Ira Matney advised that the lake is going to be lowered 14 feet from September 15<sup>th</sup> until November 1<sup>st</sup>. (editor's note: this has been changed by Alcoa to Oct. 1<sup>st</sup>). Normally it is lowered 8 feet but this year there are going to be some highway bridge repairs done.

**President Vander Schaaf closed the open forum to the public at 09:00 PM.**

**President Vander Schaaf asked for Old Business reports:**

Action list (items not already discussed):

- Moving the annual corporation meeting to another time of the year: Director Ish reported that it can be done by having two-thirds of those attending an annual meeting (that has a quorum in proxy or attendance) vote in favor. Our attorney drafted a sample motion if the board chooses to present this idea at our next annual meeting.
- Day-worker gate code change September 1, 2014: Resend notice now as a reminder to home owners.
- Calling Post test: To be done
- Refinish area around pool with non-slip surface: To be considered after pool closing, Sept. 7<sup>th</sup>

**President Vander Schaaf asked for New Business reports:**

- President Vander Schaaf gave a quick summary of the motions passed at the closed workshop session July 17, 2014.
- Motion made out of session (August 1, 2014) to be read into the minutes.

**Motion by Vander Schaaf, seconded by Matney,** that the HOA Board accept the emails received by Ruth Howard as objective evidence of permission given by the owners of the referenced old sailboat and boat/trailer abandoned in the boatyard storage area and to remove them from the boatyard storage area. Secondly, to authorize the removal of these properties for salvage value at no expense to The Springs HOA as coordinated by Ruth Howard. All directors responded, all in favor, motion carried.

**At 09:18 PM President Vander Schaaf closed the meeting to the public.** The board went into closed session.

**At 10:13 PM President Vander Schaaf adjourned the meeting,** motion by Matney, seconded by Stephens, all in favor. Meeting adjourned.

The next HOA regular board meeting is tentatively scheduled for 09/18/2014.

Respectfully submitted, Curtis Ish, Secretary HOA