

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, December 11, 2014  
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

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

Five members were In attendance from the community.

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

**Motion to accept the October 23, 2014 regular HOA meeting minutes as submitted.** Motion by Vander Schaaf, seconded by Ish, all in favor, motion passed.

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

ARC: Committeeman Tony Freeman reported that the new construction at 1865 Sierra Trace Rd. and the home on 355 Sirocco West Rd. are proceeding on schedule. There was some concrete spillage on Sierra Trace which was cleaned up by the builder. Freeman asked about the length of time allowed to build a home. President Vander Schaaf responded that owners should advise builders to try and have the building completed within a year as best as possible.

Communications Committee: Chairwoman Joyce Ish reported that everything went very smoothly this month. She added that nobody has asked to join the committee yet. Ish reported that there was a problem with some people getting to Dropbox to see the holiday party photos but this was due to photographer Dick Getz's software and the problem should be corrected shortly.

Firewise Committee: Director Curtis Ish reported that the HOA is now able to apply for a \$25,000 grant to complete the second phase of the water storage project. A preliminary application has been made for \$23,700 plus any money left over to defray this year's Chipper Day costs.

IRC: Committeeman Tony Freeman reported that projects are mostly completed for this year. Treasurer David Stephens reported that the landscaper is continuing to remove leaves off of the new grass.

Nominating Committee: Chairman Bill Dunn reported that there has been no one willing to serve on the HOA board. He further reported that most people were reluctant to serve because of too many meetings.

SBG: Director Ish reported that new committeeman Jim Johnson power washed the slate, edged the flowerbeds and spread mulch at the front entrance and the HOA thanks Jim for that. Other members wish to meet with this year's gardener and create a master plan for the entrance and front gate areas.

Security Committee: Chairman Tony Freeman and committeeman Chad Copley gave a report on using digital cameras and computers at the front gate for better resolution. There was some discussion on whether the cameras were needed or not. No further action taken at this time.

Social Committee: President Vander Schaaf thanked the committee for their outstanding work on both the Oktoberfest and Holiday Party. A good time was had by all.

RFC: Director David Stephens reported for Chairwomen Donna Stephens. Stephens reported that the tennis courts are repaired. There are some hairline cracks showing but this was expected because the original gaps were so large and do not come under Court One's warranty. RFC is very satisfied with the repairs for the money spent. The boat dock repairs have not been started yet, but Rowboat Dock Co. has indicated it will be done shortly. Bill Conrad will start building a safety handrail for Dock #3. Pool and hot tub repairs will be started in the spring as planned. Ruth Howard reported that parking spaces in the center of the boat yard storage area have been roughly designated and laid out with 6"x6" timbers. They will be squared up and anchored in place after the holiday season. Howard also reported that the gate does not swing freely and Bill Conrad will try to readjust the hinges to correct this. President Vander Schaaf again thanked Ruth Howard for all the time and work on this project.

100% of the projected budget for 2014. Stephens thanked the RFC committee for both the pool proximity cards and the boat yard storage projects which encouraged members to stay current with their assessments allowing them to be members in good standing and enjoy our amenities. Extra monies collected have enabled the Financial Committee to start a new \$10,000 reserve for boat yard expansion when the present area reaches capacity. He further reported on the importance of reserves, citing the use of the Road Reserve to pay for the repairs that were accomplished this year without having to borrow money or raise assessments.

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

There was no discussion from the public in attendance.

**President Vander Schaaf closed the open meeting to the public.**

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

- There was a brief discussion on whether to include attorney Ryan McNeill's suggested motion for changing the term of office from one annual meeting to another, to January 1 of each year in the annual letter. It was decided to further explain and publish it in a separate email to the members after the holidays.

**Motion by Vander Schaaf, seconded by Stephens** to allow Cedar Management Group to send the five page annual meeting notice containing an agenda, letter from the HOA Board, 2015 budget, proxy application and candidate's profile application to all members as presented by the secretary. All in favor, motion passed.

- President Vander Schaaf suggested that there be no food at the annual meeting to aid in the cleanup process. Some community attendees felt having at least coffee would be a good idea. It was decided to leave this topic until the January board meeting.
- Action list (items not covered in committee reports):  
Calling-Post test: Ish and Ryan will meet in December to schedule. Tentative date for the test will be third week in December.

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

- President Vander Schaaf proposed the following motion in response to the Social Committee's complaint of excessive sunlight in the clubhouse during the summer months. Treasurer David Stephens explained that the money would come from the Clubhouse Reserve account and not the Social Committee's line item budget.

**Motion by Vander Schaaf, seconded by Ish**, that the board approve the installation of 3M Night Vision Series Window Film on the four larger, lower windows and two doors at the back (west-facing side) of the clubhouse for \$762.00, all the above windows on the same wall for \$594.00 and on the two kitchen windows in the front of the clubhouse for \$286.00 for a total authorization amount of \$1,642.00. All in favor, motion passed.

- President Vander Schaaf reported that Cedar Management Group has changed insurance agencies that cover us under their umbrella insurance. The new agent/broker is Charles H. Litaker Insurance Agency, 2309 Randolph Road, Charlotte, NC 28207. The insurance company is the Cincinnati Insurance Company.
- President Vander Schaaf asked that we change the motion made at the May 22, 2014 HOA meeting from temporary to a permanent status. No second was obtained, so no action was taken on this topic.

- President Vander Schaaf also reported that environmental agencies have reported that water impurities measured in the Yadkin River while it was fourteen feet below normal have detected greater than allowable amounts of coal ash toxins leaking from Duke's power plant ash ponds. Director Stephens suggested that some of our residents get involved with the High Rock Lake Association and keep the HOA board up to date on the health of our lake.

**At 07:50 PM President Vander Schaaf closed the open meeting and went into closed session to discuss ARC personnel requests.**

**The meeting was adjourned at 08:20 PM; motion by Vander Schaaf, seconded by Ish, all in favor**

The next HOA regular board meeting is tentatively scheduled for the week of 1/19/2015. [Subsequently, due to travel conflicts the next board has been scheduled for 1:00 PM, 1/26/2015 at the clubhouse. This will be a closed work session to finalize last minute business before the annual meeting.]

Respectfully submitted, Curtis Ish, Secretary HOA