

## February 6, 2014 HOA Annual Meeting

The meeting was called to order at 7:07 p.m. by President Walt Kruger.

Walt introduced the outgoing Board of Directors: David Stephens, Treasurer, Jim Kelley, Director, Ruth Howard, Vice-President, and absent Curtis Ish, Secretary.

An Overview of 2013 was handed out to attendees for their review. Walt asked for questions from the floor. Walt read the overview and further explained some of the items for clarification. A question from the floor was raised regarding the Fire Wise Storage tank. Will the reserve tanks be used for fighting a fire? Walt responded with a yes and further explained Fire Wise efforts on behalf of the Springs'. Another question from the floor was asked about better cable TV and internet service. Ken Vander Schaaf addressed the question by stating that work is ongoing to find a service that will work in the Springs and provide better service. He explained that one Company gave the Springs' a presentation for internet service; however the proposal required a mesh system set up with repeaters on the light poles. This is not an option because the Springs' does not own the light poles in the Community. Energy United does. This project will remain so research into more possible options can be done.

David Stephens addressed the 2013 Financial Summary. He explained movement of funds and the rationale behind it to local banking institutions, and Duke Energy Money Market accounts. Other options for the future would be to move some additional funds to BB&T in Denton. He stated that for the last 3 years, the Board has stayed within established budget. He explained the Accounts Receivables and the write off of bad debts and their effect on the budget. A question was raised from the floor as to whether or not the HOA takes over and uses the land foreclosed on? David explained the process and how it affects the budget. He explained the expenses related to the storage tanks Fire Wise obtained through grant monies resulted in a cost the HOA of \$3025. He explained the plan to increase reserves wherever possible.

Walt explained that the HOA has approved the filing for the Springs' to become a PVA. The filing for this has a cost of \$200 associated with it. Walt asked Michael James to explain what the PVA means to the community. Michael is currently the Police Chief of Spencer and is a retired State Trooper. He stated several instances of vehicles exceeding the posted 25 MPH signs, and several reported close calls by both residents and visitors to the Springs'. Michael stated that everyone needs to be involved to ensure our roads remain safe. A question was raised from the floor whether other communities are PVAs. Michael explained that this is fairly new, but a necessary step for us and other communities. Being a PVA will enable citations to be written for violators of posted speed signs, and reckless driving or driving while impaired.

A motion by email January 21, 2014 was made to process and submit the necessary paperwork to make the Springs' officially a PVA. Motion by Kruger, second by Ish, Kelley and Howard voted yes, David abstained. Motion passed.

David stated that after sign in, and proxies counted, we did not have a quorum to run an official business meeting.

Walt addressed old business: Ruston Paving has rescheduled work to begin 2-24 due to forecasted bad weather and scheduling issues. Walt asked for a motion to accept the minutes from the December 19, 2013 and January 16, 2014 closed session meeting. David second the motion. Motion passed.

Elections of Directors can proceed even though the Community did not have a quorum. There were 3 candidates who submitted their profiles – Ken Vander Schaaf, David Stephens, and Curtis Ish. The Board then accepted nominations from the floor. Ira Matney was nominated by Ruth Howard, second by David Stephens. Charlie Ryan was nominated by Jim Kelley, second by Tom Shepler. Each floor nominated candidate gave a brief background of themselves. It was explained that if there were more candidates from the floor, an election by ballot would occur.

David Stephens asked for attendees to consider signing up for Committees to help the Community.

He then stated that an informal, non-binding meeting could proceed to discuss items that Community members wanted to raise. Rental of day slips was one issue. A lively discussion followed with several property owners providing their issues, and concerns. Some of those issues were, noise concerns, times allowed for fishing. Dan Fields volunteered to head up a Committee to investigate possible approaches for a trial rental this season.

John Valley raised a question concerning availability of bathroom facilities within the Community. It was suggested that the bathrooms at the clubhouse be made available to visitors.

David addressed questions regarding the impending road repairs – Phase I – Palisades, Sierra Trace and Lawson's Lookout. Phase II will be reviewed again before work begins following Phase I.

Motion made by David Stephens to close meeting at 8:50 p.m. Seconded by Ira Matney. Meeting adjourned.

Respectfully submitted, Ruth Howard, vice president 2013 HOA Board