

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, June 26, 2014  
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

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

Eight members from the community were in attendance.

Directors in attendance: Curtis Ish, Charlie Ryan, David Stephens and Ken Vander Schaaf. Ira Matney arrived at 8:30 PM

**The May 22, 2014 regular HOA meeting minutes were approved as submitted.** Motion by Ish, seconded by Ryan. Ish, Ryan, Vander Schaaf, in favor, Stephens abstained, Matney absent, motion carried.

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

ARC: By written report from Chairman Hugh Honeycutt there was little activity. A question was raised about a construction road on a neighbor's lot. Committeeman Tony Freeman volunteered to check for permission.

Communications Committee: Chairwoman Joyce Ish reported that motions that were approved at the May 24<sup>th</sup> HOA meeting have been updated on the Downloads section of our community webpage. These include the changes in dock usage regulations as well as the ARC recommended fencing. Also, reference to them has been put in FAQs. Ish further reported that *Off the Cuff* is finally being used much more regularly. There are currently 95 users. Ish asked for the board's opinion on a late request for a special notice concerning an upcoming event. The board decided to save the special messages for emergent notices only, so that people will be more encouraged to read them. Ish asked for permission to meet with the board in closed session about Blizzard Digital's changeover to another forwarding system, since the changeover involves passwords and private information being exchanged. The board agreed to do so at the end of the regular open meeting.

Firewise Committee: Director Curtis Ish reported that the amount of funding for our water storage project will be announced by the NC Agriculture Department in late July or August.

IRC: Committeeman Tony Freeman reported that Director Ira Matney was getting additional quotes for the Point View Court drainage and resurfacing project (Matney would join the board at 8:30 PM and give an update).

Nominating Committee: No report. Bill Dunn has volunteered to be the committee chairman this year, but the board would like more members to serve.

SBG: Director Curtis Ish reported that the dry June weather has made keeping the perennials healthy at the front entrance a challenge. The gardener has maintained the weeding and put in Cannas on the left side of the entrance to balance the ones on the right side. Ish also reported that the electricity to run the low pressure tanks at Cascade Creek will have to be rewired. The estimate for the low pressure tank has gone from \$400.00 to over \$1,000. Ish suggested we wait until more important projects are completed and rely on a wet July to maintain the grass.

Security Committee: Chairman Tony Freeman reported that the committee could not decide on which holidays to limit open houses for prospective home/lot buyers, so the committee opted to ban open gates on all eleven holidays. There were comments by those attendees with real estate interests that this was too restrictive. The board agreed and decided for the time being only July 4<sup>th</sup> weekend will not allow open houses (i.e., front gate inactivated). The board asked Chairman Freeman to limit his request to as few holidays as possible, keeping the wishes of members trying to sell their property in mind.

**Motion by Stephens, seconded by Ryan** that there will be no open houses scheduled for July 4, 5 or 6, 2014. All in favor, motion passed.

There followed a general discussion of reporting violations occurring in the community. Committeeman Jim Kelley reminded everyone to call the sheriff's office [edit note 336-242-2105] and then notify the Security Committee.

There was also discussion about swimming off of the community docks. Director Stephens encouraged all residents to let violators know they are not following the posted rules.

**Motion by Vander Schaaf, seconded by Ish,** the Security Committee will change the day-worker gate code on September 1, 2014. A special notice will be sent to home owners and residents advising any interested members who use the day-worker code to contact the Security Committee for the new code. The board secretary was also requested to write an article for the newsletter.

President Vander Schaaf reported that the Public Vehicular Area (PVA) signs are in our possession and will be erected shortly in the clubhouse and Dock #1 parking areas.

Chairman Freeman requested that his committee be allowed to have the security cameras better positioned for viewing the pool gate.

**Motion by Vander Schaaf, seconded by Stephens** to have Piedmont Camera Company come and re-aim/focus two of the security cameras towards the proximity card gate entrance. All in favor, motions passed.

Social Committee: Committeewoman Brenda James reported that the July 5<sup>th</sup> picnic is ready to be held. The "Welcome Baskets" are ready, but she asked for help getting an area map for the baskets. She was directed to either the Denton Post Office or DC Chamber of Commerce.

RFC: Chairwoman Donna Stephens reported the RFC has processed 125 pool proximity cards. Stephens also reported that the pool traffic is noticeably reduced. She feels this is due to the cards limiting the pool's use to members only.

[Director Ira Matney joined the meeting at 8:30 PM]

Director Matney reported that several areas around the pool need to have a non-slip refinishing which should be considered at the end of the season. A resident asked if a second pergola could be installed.

Financial Committee: Treasurer David Stephens gave the monthly report. He reported that the expenditures are at 92% of budget. Members behind in their assessments fell from 117 a year ago to 97 (18%). The road reserve spent \$49,000 for completing the Lawson Lookout resurfacing.

**Motion by Stephens, seconded by Matney,** to transfer \$49,000 from the general account and fund 50% of our planned 2014 reserves. All in favor, motion passed.

IRC Director Ira Matney gave a report for Chairwoman Cheryl McCluskey. He reported that he should have a third bid by a local paver for the Point View Court drainage and resurfacing project by next week. He also reported that he would like to have the drains cleaned out and get more vegetation on the Sierra Trace shoulders. He will shortly have three quotes for the culvert reworking at the Tranquility Lakes drainage site.

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

There were no comments from the residents attending.

### **President Vander Schaaf closed the open forum to the public at 08:35 PM.**

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

1. Boat storage reorganization project update: Ruth Howard reported that the right side of the yard now has numbered slots and the process is going well. She further explained that the owner selects whatever non-assigned slot he/she wants so that backing in is within the owner's ability.
2. Secretary Ish asked the board if they wanted a special email sent out to let members know that overnight mooring is now available. He reported that more than 44% of the members do not read the newsletter, and some members may feel that the board did not do enough to let them know about the

change in dock regulations or our Community Dock Regulations. Directors Ryan reported that he has personally called several members (30+) and there is still very little response to the new regulations. The board decided not to do any further notification.

3. Action List (items not already covered)

- A. Collective bids for propane gas: Jim Kelley reported he asked one company, but there was little interest; he will keep asking.
- B. Moving date of annual elections: Director Ish reported that in conversations with Al Hoppensteadt, it would not affect the Finance Committee after the first year of change. There followed a general discussion on the pros and cons of the idea.

**Motion by Stephens, seconded by Ish** to meet with attorney Ryan McNeill to discuss procedures needed to change the meeting time of the annual meeting, All in favor, motion passed

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

- The following motions were made out-of-meeting and need to be read into the minutes:

**Motion by Ish, seconded by Vander Schaaf** to replace paragraph # 35 of the Boat Dock Regulations to reflect the changes in additional trailer parking at Dock #1.

35. Trailer Parking: Trailer parking is prohibited at Dock # 1 on weekends and holidays between (and including) Memorial Day and Labor Day. On these days, trailers must be removed from the area immediately after launching and are subject to towing at the owner's expense if left there. Otherwise, trailer parking is allowed at Dock # 1 at the designated areas only from 6AM to 9PM on non-holiday weekdays. Trailers may not be parked on the road, roadside, common property areas, or launch ramp area at any time. Ish, Ryan, Stephens, Vander Schaaf; yes Matney, abstain, motion carried.

**Motion by Ish, seconded by Stephens** to repair the HOA clubhouse AC compressor immediately and to have the hot tub motor (replaced) that was damaged by lightening. Final cost will be dependent on what insurance doesn't cover. All members responded, all in favor, motion carried.

- Policy for the Social Committee's first contact with new neighbors was discussed. It was decided that first contact would be face to face; the committee should not try to obtain telephone numbers from Cedar Management for privacy concerns.

**At 09:40 PM President Vander Schaaf closed the meeting to the public.** The board went into closed session.

**At 10:15 PM President Vander Schaaf adjourned the meeting,** motion by Ish, seconded by Vander Schaaf, all in favor. Meeting adjourned.

The next HOA regular board meeting is tentatively scheduled for 08/21/2014.

Respectfully submitted, Curtis Ish, Secretary HOA