

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, May 22, 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 eighteen residents.

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

The April 24, 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 emphasized that the covenants allow indoor pets only and that all breeds must still comply. Honeycutt also stressed that all fencing, including the boundaries for invisible fencing, must be approved by ARC. He asked the HOA board to reword #30 of the 2009 Building Requirements and to add an additional paragraph, #31. [See appendix 1 for revision]

Motion by Ryan, seconded by Matney to accept ARC's proposed changes and additions as entered in the minutes above to the 2009 Building Requirements. Ish, Matney, Ryan, Vander Schaaf yes, Stephens abstain. motion carried.

Honeycutt also recommended that the HOA board allow them to continue insisting on mailbox installation for safety reasons. The board agreed.

Communications Committee: Chairwoman Joyce Ish gave a report on the updates and additions to the web page since the last regular meeting.

Firewise Committee: Director Curtis Ish, no report

IRC: Chairwoman Cheryl McCluskey reported that the committee is asking permission from the board to start work on Point View Court. They are starting to secure bids for the project. McCluskey also said that they would like to improve the drainage to the first Tranquility Lakes' pond by deepening the open drainage culvert. President Vander Schaaf requested that any bids obtained especially for the Point View project be a firm-fixed-price bid.

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

SBG: Director Ish reported that 50 perennials have been planted at the front entrance and gate. Dead bushes will be removed and Cannas and Variegated Liriope which are already there will be transplanted to balance the front entrance appearance.

Security Committee: Chairman Tony Freeman reported that the response to a Neighborhood Watch program was less than enthusiastic, so the committee is not pursuing the program for now. Freeman also reported that at their last committee meeting they considered changing some of the generic front gate codes. Director Stephens recommended changing the day worker code immediately.

Social Committee: Committeewoman Brenda James asked that the board or ARC let the SC know when we have new neighbors, so that they can be given a "Welcome Baskets." Bill Conrad also secured free gift cards to local restaurants in Denton for the baskets. The board thanked him for his efforts.

At this point President Vander Schaaf discussed the idea that there be a community wide open house for all homes for sale (currently 12) and the available lots in our community. It could also be held concurrently with a community yard sale.

RFC: Chairwoman Donna Stephens reported the RFC has begun handing out pool proximity cards. She also reported that the trailer parking signs are up at Dock #1 for two trailers and a wave runner trailer on non-holiday weekdays only. A resident asked if the clubhouse interior could be repainted and the floors refinished. There was general discussion on the pros and cons of committing the reserves to doing this at this time. Committeewoman Ruth Howard gave a report on the progress of the boat yard storage reorganization. Two of the four fences are numbered, and the committee will start asking for boats to be moved so the assigned watercraft can be moved into place. The RFC is awaiting quotes on power washing the tennis courts so the cracks can be filled. The pool should be open the 24th and the hot tub the following week.

Financial Committee: Treasurer Stephens gave the monthly report. He reported that compared to the end of April last year we have spent less. But he warned the board that we spent a lot of money in May, so we will probably be behind next month

President Vander Schaaf opened the meeting to the public

President Vander Schaaf announced that the Healing Springs Fire Department is willing to do a preparedness audit of any resident's home to locate and record potential problems within the inspected home if there is a house fire. Interested residents should contact the fire department directly.

Vander Schaaf also reported that Time Warner is not interested in supplying cable to any area that is not already serviced by them.

President Vander Schaaf closed the open forum to the public at 08:17 PM.

President Vander Schaaf asked for Old Business reports:

1. The Security Committee was asked to give the board a list of the dates they do not want open houses scheduled.
2. President Vander Schaaf asked that the board vote on the following motion to modify the Community Dock Regulations to allow overnight mooring.

Motion by Vander Schaaf, seconded by Stephens: Motion to temporarily modify the Community Dock Regulations (CDR) for the year 2014 to allow for overnight mooring privileges at four of the eight slips available at Dock #2 and four of the eight available at Dock #3 for four week intervals. Specifically, change item #15 of the CDR to read:

“15. Day-Slip Usage: All day-slip piers are available for use by Members in good standing. Four of the eight common area slips at docks 2 and 3 and all five common area slips at dock 1 will not have overnight mooring privileges and will be available on a first-come, first-served basis. The other four common area slips at docks 2 and 3 will have overnight mooring privileges and will be allocated on an equitable basis to members in good standing requesting usage for up to 4 weeks and who are willing to accept the additional rules associated with overnight mooring.”

The following rules for overnight mooring are a part of this motion and will be added to the end of the Community Dock Regulations:

Additional Rules for Overnight Mooring Privileges

1. Dock slips with overnight mooring privileges are to be used by assigned HOA members in good standing between 9:00 am to dusk. Dusk is defined as 30 minutes prior to sunset.
2. No radios or music are allowed at the dock area.
3. Members must provide proof of liability insurance for the watercraft which is being docked.

4. There is no subletting of the dock slips with overnight mooring privileges.
5. Assigned members must adhere to all the rules and bylaws of The Springs HOA and Yadkin/Alcoa Dock Permit #09005.
6. Watercraft must be registered with the Boat Storage Committee which is part of the Recreational Facilities Committee.
7. Assignments to the dock slips with overnight mooring privileges will be for a period of up to four weeks. These slips with overnight mooring privileges will be assigned on a first-come, first-served basis unless member demand exceeds the eight slips. In that case, a lottery method of assignment will be used for allocation. Once the usage period is completed, the member must remove their watercraft. That member may rejoin the "common area slips with overnight mooring privileges request list" after all other eligible members requesting overnight mooring privileges have had a chance to use the slips with overnight mooring privileges. If the member does not remove their watercraft in a timely manner, they will be assessed a \$50/day fine until the watercraft is removed.
8. Requests for assignments will be submitted to the Recreational Facilities Committee who will determine eligibility of member and watercraft and will assign a specific common area slip with overnight mooring privileges.
- 9 All other Community Dock Regulations also apply to the slips with overnight mooring privileges.

The Security and RFC will be responsible for coming by and checking to ensure that only Members, who have been assigned overnight mooring privileges, are using the 8 slips assigned for this purpose. In the event that problems arise the Board requests that the Board be contacted in order for the issue to be addressed by either the Security Committee or by the Board.

Matney, Ryan, Stephens, Vander Schaaf voted yes; Ish no, motion carried.

Motion by Ish, seconded by Vander Schaaf to rescind the tabled motion made by Vander Schaaf and seconded by Ryan on February 26, 2014 concerning renting 4 of the 8 boat slips at Dock #2 and again at #3. All in favor motion carried.

3. Action List (items not already covered)
 - A. Certifying pool as firefighting water source: Walt Kruger reported that the fire marshal will not allow it. Item will be dropped from the AL
 - B. Propane gas collective bidding: Barry Slobin reported that he is still interested in seeing if it is possible and he will follow up with Jim Kelly.
 - C. NCDOT repairs to the front entrance natural spring drainage: Director Matney reported that DOT plans to start at the end of summer.
 - D. In a related matter, President Vander Schaaf reported that if anybody sees drivers purposely driving onto the soft shoulders and digging up our turf, please try to get their license plate number.

President Vander Schaaf asked for New Business reports:

1. The following out-of-meeting motion to pay the engineering firm of Geo-Hydro was made and voted upon by email May 14, 2014 by all five directors.

Motion by Stephens, seconded by Ish to transfer money from the road reserves to pay Geo-Hydro \$4,602.75 for engineering work on the Lawson's Lookout project. (Board approval is required for reserve funds to be used)." Matney, Ryan and Vander Schaaf voted yes, motion carried.

2. Director Ish asked for a general discussion to consider having the annual meeting the second week of November with the officer's terms and the new budget starting the following year, January 1st. He gave two reasons: one, the chance of better weather and two, the new officers would have 6 to eight weeks to familiarize themselves with their expected duties and how best to accomplish them from the outgoing

board. There was a general discussion on whether or not it was legal, but several members of the audience favored the idea.

At 08:56 PM President Vander Schaaf closed the meeting to the public. The board went into closed session.

At 09:38 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 06/26/2014.

Respectfully submitted, Curtis Ish, Secretary HOA

Appendix #1 Arc motion concerning pets and fencing

“30. No animals or poultry of any kind may be kept or maintained on any of said lots, except a reasonable number of dogs and cats and other **indoor** household pets. Dogs or other pets must reside primarily in the home, not outside free or in any separate enclosure. Each owner must see to it that all of the owner’s dogs are kept on the owner’s property unless leashed. No dogs shall be permitted to roam the property and the Association may have strays and dogs that are not leashed and are found off their owner’s lot picked up by governmental authorities.

31. No fence, wall, pool, outbuilding, or any other accessory feature to the dwelling or any other structure upon any lot shall be commenced, erected, placed, maintained or altered unless approved in writing by the Committee. The Committee’s refusal or approval of plans may be based upon purely aesthetic considerations, which in its sole discretion the Committee shall deem sufficient, but approval shall not unreasonably be withheld. Chain link or fences made of chicken wire, barbed wire or similar materials are not permitted. Fenced areas should be behind the house, limited in area and must not obstruct neighbor’s vistas. The Committee will not approve fencing an entire lot, or fencing that exceeds 5 feet in height unless there is a need for safety reasons. The location of “invisible fences” for dogs must be approved by the Committee, and should not allow a dog within 50 feet of any road.”