

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, October 23, 2014
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

The meeting was called to order by President Vander Schaaf at 7:02 PM.

Eighteen members were in attendance from the community.

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

The September 18, 2014, regular HOA meeting minutes and October 14, 2014, workshop meeting minutes were approved as submitted. Motion by Stephens, seconded by Ryan, all in favor, motion passed.

President Vander Schaaf asked for committee reports:

ARC: Committeeman Bob Dums reported that a new construction at 1865 Sierra Trace Road has started and two other approved projects are proceeding on schedule.

Communications Committee: Chairwoman Joyce Ish reported that everything went very smoothly this month. She added that two more of Dick Getz and Anne Croom's "Feature of the Month" articles have been added to the website. They are "Spring Comes to The Springs" and "Crittters: Living with Wildlife at The Springs."

Firewise Committee: Director Curtis Ish reported that there is still no grant money being released from Raleigh for Firewise grants. He asked for a motion to support Chipper Day cleanup by the HOA Board of Directors this year.

Motion by Vander Schaaf, seconded by Matney, to spend up to \$3,000 for the removal of wood debris collected by home owners following Firewise recommendations for reducing a home's exposure to wildfire damage. All in favor, motion passed.

President Vander Schaaf asked that in a newsletter article the secretary advertise this service and include a statement that in future years home owners should not automatically start putting piles of wood out by the roadside until we know there are finances available for this service, and the board announces its agreement to provide it.

IRC: Director Ira Matney reported for the committee. He reported that both the Point View Court. drainage/repaving project and the Tranquility Lakes spillway project have been completed. Matney further reported that the grass reseeding is almost done. There will still be more areas to treat but they will be started in the spring.

Nominating Committee: No committee report, but Director Stephens asked that those planning to run for the Director's position fill out their candidate profiles now.

SBG: Director Ish reported that four new members, Jim and Patsy Johnson and Robin and John Thomas, have volunteered to be on the committee and be responsible for the front entrance and front gate area.

Security Committee: There were no representatives from Security, but President Vander Schaaf reported that the committee is looking into cameras at the front gate and one more in the pool area. A resident questioned whether all this camera "security" was worth the cost, since incidences of trespassing and vandalism have been greatly reduced.

Social Committee: Committeewoman Brenda James thanked all that helped with the cleanup of the Oktoberfest. She reported that the "Welcoming New Neighbors Program" is continuing to work well. She also stated that the committee is functioning smoothly but would like more members, especially males, on the committee. They plan to try recruiting volunteers at the holiday party and annual meeting. Plans for a ladies' luncheon were also discussed.

RFC: Donna Stephens reported that the pool gate will be set to open with the swipe cards from 8:00 AM to 6 PM daily. Director Ryan asked if money could be included in next year's budget to paint more pickleball courts on the present tennis courts. The cost for the paint would be \$900. There followed a general discussion on who uses the courts and the effect on those that want to play tennis on the painted courts. No action was taken. David Stephens reported that minor repairs on the docks will be done by Rowboat Dock Co. but they have not started yet.

Financial Committee: Treasurer David Stephens reported we are doing well on assessment payments and budgeted expenses. We are currently at 96.5% of our accrual budget. He explained and then presented the Finance Committee's 2015 Budget for approval. The total projected collection and expenditures including reserves for 2015 is \$382,660.00. A copy of the proposed budget is a part of these minutes (appendix 1). Ira Matney suggested that we put some money in the budget for emergency snow removal. Matney estimated it would cost about \$2,000 per storm to clear the roads. Treasurer Stephens preferred that we not try to predict how many storms there would be and stated that there would be enough discretionary funding available if the board decided to clear the roads.

Motion by Ryan, seconded by Matney, to approve the 2015 Budget as submitted by the Finance Committee. All in favor, motion passed.

President Vander Schaaf opened the meeting to the public

A resident asked about the agenda item to change the requirement for newspaper holders with the mailboxes. President Vander Schaaf preferred to have discussion when the topic was brought up under New Business.

President Vander Schaaf closed the open meeting to the public.

President Vander Schaaf asked for Old Business reports:

- The annual meeting will be held at 7:00 PM, January 29, 2015, at the Southmont Firehouse, Route 8, Southmont, NC.
- Secretary Ish explained that a correct interpretation of Article V, Section 5 of the HOA Bylaws should be that Actions Taken Out of Meeting has to not only have all board directors participate but be unanimous in their action for the action to be approved. Otherwise, the action must wait until a regular meeting for majority approval if there is opposition.
- Action list (items not covered in committee reports):
 - Calling-Post test: Ish and Ryan will meet in October to schedule. Tentative date for the test will be the first week in December
 - Boat yard storage project: 65 assigned, 36 available (not counting center aisle), 1 scrap piece removed with owner's permission
 - Boat yard storage gate: lock to be changed in mid-November
 - Dock repairs: to be done yet
 - Solar panel report by Alex Roland: installed, no problem with visual aesthetics, financial gains questionable at this time. Dr. Rowland said he will write up a detailed report for the blog.
 - New home owner information: Brenda James said that a letter with all pertinent information has been written. Joyce Ish suggested that it be posted on the webpage so that it can be referred to if the letter is misplaced by the new home owner.
 - Board decision on submitting motion to change term of officers from one annual meeting date to the next annual meeting to January 1 of the following year instead (needs the approval of 2/3 of the attendance and proxies of an annual meeting with a quorum)

Motion by Ryan, seconded by Vander Schaaf, to allow the secretary to advertise a motion written by Ryan McNeill, attorney-at-law, for the purpose of having the term of a director's office begin January 1 and end December 31 of a given year following the year of the annual meeting. All in favor, motion passed.

President Vander Schaaf asked for New Business reports:

- President Vander Schaaf gave a summary of motions that were passed at the October 14, 2014, meeting (except for executive session actions).
- At the October 14, 2014, meeting the board discussed a request by a resident to not be required to have the newspaper holder with the mailbox. President Vander Schaaf reported that the company can make the mailboxes with or without the holders. He further reported that the ARC regulations do not specify that a newspaper holder is needed only that it be the Davidson model. The ARC Committee does not care whether a holder is attached or not. A resident thought that the uniform appearance made the community as a whole look nicer. She asked if the board would consider polling the home owners before deciding. Director Stephens said that the choice should really be up to the new or future home owners. No action was taken leaving the decision up to ARC.
- Director Matney was requested to get bids for landscaping using the same charges for services rendered format that was used with Shawn Smith. Director Stephens praised the work that Smith has done for the community and hopes he will be competitive for rehiring.

Motion by Vander Schaaf, seconded by Ryan to have Ira Matney obtain at least three bids using the format of the current contract for the 2015 season. All in favor, motion passed.

At 09:25 PM President Vander Schaaf closed the open meeting and went into closed session to discuss personnel contracts and parking violations.

The meeting was adjourned at 09:52 PM; motion by Vander Schaaf, seconded by Ish, all in favor

The next HOA regular board meeting is tentatively scheduled for 12/11/2014.

Respectfully submitted, Curtis Ish, Secretary HOA

Appendix 1 approved 2015 budget on following page

START 2015 SPRINGS BUDGET

INCOME	2014 APPROVED	THRU 9/30/2014	PROJECT 2014	2015 PROPOSED
HOA DUES BILLED	\$ 430,500			\$ 430,500
PROJECTED DELINQUENT	\$ (59,040)			\$ (59,040)
ANTICIPATED INCOME	\$ 371,460	\$ 330,013	\$ 370,000	\$ 371,460
INTEREST/MISC INCOME	\$ 500	\$ 1,934	\$ 2,200	\$ 2,000
LATE FEES	\$ 10,000	\$ 9,675	\$ 11,000	\$ 8,000
ARC REVIEW INCOME	\$ 1,800			\$ 1,200
TOTAL INCOME	\$ 383,760	\$ 341,622	\$ 383,200	\$ 382,660
ADMIN EXPENSE				
CM MANAGEMENT FEE	\$ 24,000	\$ 17,888	\$ 23,851	\$ 24,300
CM ADMIN, POST & DELIVERY	\$ 4,000	\$ 3,079	\$ 4,105	\$ 4,200
CM ACCT/LEGAL FEES	\$ 200	\$ 703	\$ 937	\$ 200
BANK FEES	\$ 600	\$ -	\$ -	\$ 100
ARC SUPPLIES	\$ 100	\$ -	\$ -	\$ 100
OFFICE SUPPLIES	\$ 200	\$ 207	\$ 276	\$ 300
MEETING EXPENSES	\$ 250	\$ -	\$ -	\$ 150
TAXES CORPORATE	\$ 800	\$ -	\$ -	\$ 800
WEBSITE	\$ 600	\$ 204	\$ 272	\$ 650
STAFF EXPENSE	\$ 35,200	\$ 25,650	\$ 34,200	\$ 35,200
LEGAL SERVICES	\$ 1,200	\$ 975	\$ 1,300	\$ 1,500
TOTAL ADMIN EXPENSE	\$ 67,150	\$ 48,706	\$ 64,941	\$ 67,500
OPERATING EXPENSE				
CLUBHOUSE SECURITY	\$ 3,500	\$ 1,936	\$ 2,581	\$ 2,500
SECURITY PATROLS	\$ 400	\$ -	\$ -	\$ 400
FIREWISE	\$ 150	\$ -	\$ -	\$ 150
REC FACILITIES COMMITTEE	\$ 3,200	\$ 3,056	\$ 4,075	\$ 3,200
PEST CONTROL	\$ 500	\$ 200	\$ 267	\$ 400
OPERATING CONTINGENCY	\$ 2,160	\$ 1,826	\$ 2,435	\$ 2,000
LP GAS	\$ 2,000	\$ 761	\$ 1,015	\$ 2,000
TELEPHONE	\$ 3,000	\$ 2,247	\$ 2,996	\$ 3,000
ELECTRICITY & LIGHT RENTAL	\$ 87,000	\$ 66,152	\$ 88,203	\$ 88,500
YADKIN DOCK FEES	\$ 1,000	\$ 1,000	\$ 1,333	\$ 1,000
INSURANCE LIABILITY	\$ 7,500	\$ 5,229	\$ 6,972	\$ 7,500
TOTAL OPER EXPENSE	\$ 110,410	\$ 82,407	\$ 109,876	\$ 110,650
MAINTENANCE EXPENSE				
MOW/LANDSCAPE/EROSION	\$ 87,000	\$ 61,874	\$ 82,499	\$ 89,000
GATE EXPENSE	\$ 600	\$ -	\$ -	\$ 500
POOL MAINTENANCE	\$ 1,500	\$ 611	\$ 815	\$ 1,500
CLUBHOUSE MAINTENANCE	\$ 1,200	\$ 627	\$ 836	\$ 1,400
GENERAL REPAIRS	\$ 6,000	\$ 10,137	\$ 13,516	\$ 7,000
POOL SUPPLIES	\$ 3,500	\$ 4,318	\$ 5,757	\$ 4,200
SOCIAL	\$ 2,500	\$ 540	\$ 720	\$ 2,700
FOUNTAIN/POND MAINT.	\$ 1,500	\$ 68	\$ 91	\$ 1,000
SBG/Landscape Expense	\$ 3,100	\$ -	\$ -	\$ 3,000
CUSTODIAL SUPPLIES	\$ 300	\$ -	\$ -	\$ 250
ROAD and SHOULDER REPAIRS	\$ 1,000	\$ -	\$ -	\$ 2,000
TOTAL MAINT EXPENSE	\$ 108,200	\$ 78,175	\$ 104,233	\$ 112,550
TOTAL ALL EXPENSE	\$285,760	\$209,288	\$279,051	\$290,700

TOTAL ALL EXPENSE \$ 285,760 \$ 209,288 \$ 279,051 \$ 290,700

RESERVE FUNDS	2014 APPROVED	2015 PROPOSED
REAL ESTATE RESERVE	\$ -	\$ -
STORAGE FACILITY RESERVE	\$ -	\$ 5,000
LANDSCAPING RESERVE	\$ 7,500	\$ 7,000
ROAD RESERVE	\$ 70,000	\$ 55,960
CLUBHOUSE RESERVE	\$ 8,000	\$ 10,000
POOL RESERVE	\$ 2,500	\$ 4,000
DOCK RESERVE	\$ 1,000	\$ -
GATE RESERVE	\$ -	\$ 1,000
CLUBHOUSE WELL RESERVE	\$ 1,000	\$ 1,000
TENNIS COURT RESERVE	\$ 3,000	\$ 3,000
CC RETAINING WALL	\$ 3,000	\$ 3,000
TENNIS COURT SETTLING	\$ 2,000	\$ 2,000
TOTAL RESERVE FUNDS	\$ 98,000	\$ 91,960
TOTAL EXPENSE & RESERVES	\$ 383,760	\$ 382,660