

**Summary Minutes of The Springs at High Rock, Inc. HOA Meeting, September 18, 2014
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

The meeting was called to order by President Vander Schaaf at 7:03 PM.

There were fourteen members in attendance from the community.

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

The August 21, 2014 regular HOA meeting minutes were approved as submitted. Motion by Ryan, seconded by Stephens, all in favor, motion passed

President Vander Schaaf asked for committee reports:

ARC: Committeeman Bob Dums reported that the owners of a home formally under construction have received their CO and moved in. Other construction and approved projects are moving along on schedule.

Communications Committee: Chairwoman Joyce Ish reported that the new newsletter layout is working much better especially the third section which is old news but presented as links. In a limited space, old articles can be kept available by links for longer periods of time to the few that want to go back and read them. She predicts this will be especially helpful as the annual meeting notices become more frequent. Ish also reported on updates to the FAQ section of the web page.

Firewise Committee: No report. Director Stephens asked about Chipper Day. Director Ish explained that the NC Dept. of Ag has not released any money yet. If they don't by the October meeting, the board will have to decide whether or not they want to pay for the removal of wood that would be picked up.

IRC: Director Ira Matney reported for the committee. Matney said that the TL pond spillway lowering was to begin Tuesday 23rd and Point View drainage and resurfacing was going to start Thursday 25th. Matney also reported that contractor Morel Suggs, who was obtained to repair the road washout on Tranquility Lakes Drive, wants to meet with the board before we consider his bid (\$13,000.00).

Motion by Matney, seconded by Vander Schaaf to accept the bid by Shawn Smith and Len Wagner to plug and seed bare areas of the grass roadway shoulders: (labor) for \$2,100.00; 1,500 lbs. of grass seed for \$2,000.00; fertilizer for \$4,200.00; \$11,000.00 for repair of eleven areas of severe erosion where plugging and over-seeding are not enough. The total will be \$19,300.00 without any warranty. All in favor, motion passed.

Based on one interpretation of our bylaws, Action Taken Without a Meeting (Article V, section 5), President Vander Schaaf asked that we vote again on a motion at this meeting in case ATWAM motions are not valid if one or two members abstain or vote no as was the case when the motion was first voted on August 28, 2014.

Motion by Matney, seconded by Ish that we allow Yates Paving to precede with the approved contract for repair work at Point View Ct. for \$26,000.00. If there is rock in the three new drainage ditches that can only be removed with a jack hammer, there will be an additional charge not to exceed \$2,000.00. Any rock that needs to be jack hammered out must be witnessed by a member of the HOA board before the extra charges will be authorized. Ish, Matney, Ryan and Stephens, yes. Vander Schaaf, abstained, citing it is a bad precedent to change contract terms after they have been submitted and board approved.

Nominating Committee: Bill Dunn reported that the candidate profile is on the website and an announcement has been put in the newsletter.

SBG: No report by Director Ish, but Director Matney reported that in response to requests by some residents, he was recommending that we bush-hog cut the tall grass in front of the first TL pond and keep the pathways clear more often. Matney said the increased mowing and cleaning will be reflected in next year's budget.

Director Stephens asked if the blue low pressure tank at the front gate well could be covered or painted. Ish will investigate.

Security Committee: Chairman Tony Freeman reported that last week there was a security check at the front gate by a hired off-duty deputy sheriff. He reported that of the 27 resident cars that came through 7 were residents without a car sticker. President Vander Schaaf requested Freeman to see if the deputy has a list of the residents that did not have a sticker, so we can get stickers to them. Vander Schaaf also asked for a newsletter article reminding homeowners to get stickers for all vehicles.

Social Committee: Committeewoman Liz Roland reported that the plans for the Oktoberfest are in place and so far thirty people have indicated they will be coming. She also reported that the "Welcoming New Neighbors Program" is working well. On behalf of the committee she asked everyone to let a member of the committee know if anyone new moves into the community so no one gets missed.

RFC: Chairwomen Donna Stephens reported that the pool swipe cards worked very well with only one card malfunctioning. The tennis courts have been pressure washed and the cracks will be filled sometime in September. The courts will be closed for two days when they are repaired. Director David Stephens reported that the non-slip surface for the pool area will be applied in the spring after the pool cover has been removed. The hot tub will also be repaired in the spring. Donna Stephens also reported that the pool gate closure will be set to open using the swipe cards from 9:00 AM to 7 PM daily during the fall so that the restrooms can be used. David Stephens reported that minor repairs will be done by Rowboat Dock Co. to all three docks when the lake draw down occurs. There followed a general conversation about charging different rates for the clubhouse depending on whether the building was rented for immediate family affairs or not. No decision was made by the board at this time.

Financial Committee: Treasurer David Stephens reported we are doing well on assessment payments and budgeted expenses. President Vander Schaaf asked if the Financial Committee could print up 2014 expenses for each committee to help them with their 2015 budget requests.

Motion by Stephens, seconded by Matney, to transfer \$49,000 from general accounts into our reserve accounts. This would accomplish our goals that were budgeted for 2014. All in favor, motion passed.

Motion by Stephens, seconded by Matney, to establish a Facilities Storage Area Reserve and start with a \$10,000 deposit into this reserve. All in favor, motion passed

President Vander Schaaf opened the meeting to the public

Ruth Howard asked if the board would change the entrance lock at the boat yard storage area. The combination lock number is too well known and the tumblers are hard to read from usage. She suggested that once a date for the new lock is decided upon, an article should be put in the newsletter alerting the storage yard users of the change.

Motion by Vander Schaaf, seconded by Matney that the board approve changing the lock and letting those who have property stored in the yard be advised of the new combination. All in favor, motion passed

President Vander Schaaf closed the open forum to the public at 09:25 PM.

President Vander Schaaf asked for Old Business reports:

- Action list (items not covered in committee reports): Calling-Post test, Ish and Ryan will meet in October to schedule.

President Vander Schaaf asked for New Business reports:

- The secretary was directed to try to reserve the Southmont firehouse for Thursday, January 29, 2015, 7:00 PM for the annual meeting. February 5th was chosen as a second choice.
- The board will try to have the annual meeting letter to all members sent by December 18, 2014 and have a regular open meeting December 11, 2014.

- Treasurer David Stephens requested that we have contracts for pool and general maintenance, lawn maintenance and Cedar Management ready for bid by the October meeting.

Motion by Stephens, seconded by Ish that ARC Rule #30 be amended as follows:

"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 community property unleashed." Ish, Ryan, Stephens, Vander Schaaf in favor, Matney abstained. Motion passed.

- President Vander Schaaf explained that this motion would align the ARC rules with the HOA's true capabilities and authorities. Director Ish explained that any complaints about unleashed dogs must be made by the person witnessing the violation to the Sheriff's Department. The department will send a deputy to register the complaint and try to resolve the problem. The Sheriff's Department will not remove any animal without a court order.

At 09:25 PM President Vander Schaaf adjourned the meeting, motion by Vander Schaaf, seconded by Ish all in favor. Motion passed.

The next HOA regular board meeting is tentatively scheduled for 10/23/2014.

Respectfully submitted, Curtis Ish, Secretary HOA