

**Summary Minutes of The Springs at High Rock, Inc. HOA Meeting, December 9, 2015
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Closed workshop, no members of the public invited

Directors in attendance: Hoppensteadt, Ish, Matney, Roland and Ryan.

President Matney called the meeting to order at 10:05 AM.

Motion to approve the minutes of the November 11, 2015 workshop meeting with two agreed upon corrections. Motion by Roland, seconded by Matney, all in favor motion passed.

President Matney asked for committee reports by the BOD liaisons.

ARC: Board liaison Ryan reported that there are currently six homes under all phases of construction in The Springs. The resident-homeowner-construction count is 71, 20 and 6 for a total of 97 eventual homes. Ryan also reported that a deer stand (box construction) has been taken down.

Communications Committee: Board liaison Curtis Ish reported on the committee's past month's activities. These included two special notices, posting board meeting summaries and updating the web page with the annual meeting date and information. Ish also reported there are 395 subscribers to the newsletter and 114 blog users with a 50 to 55% opening occurrence

Because the committee received many fewer articles this year for a newsletter, they asked the board's guidance on whether to check with the board every two weeks rather than weekly to see if a newsletter should be published. The board left it up to the committee to do whatever is easier for the committee.

Firewise Committee: Board liaison Curtis Ish reported that the reimbursement forms have been approved and there should be a check sent to us soon. He also reported that two of the three tanks have been filled and the third one is scheduled to be filled this week.

IRC: President Matney gave several reports.

- Topic 1-Roof repair: Matney obtained four quotes/opinions. Two would only quote on complete shingle removal and standing seam metal roof replacement (they would not do the conventional metal roof installation). The roofers also recommended removing the shingles because the metal roof will melt the asphalt shingles when the sun heats up the metal. One of the roofers suggested we check with our insurance company, since the roof is only 12-years old. The roofers also suggested removing and/or replacing the cupola, and if we go with the metal roof, also removing the gutters, because the water coming off the roof moves at a very fast rate and force. The quote for the complete job is \$89,394.00. The board asked President Matney to get quotes for a hurricane grade asphalt shingle replacement.
- Topic 2-Tranquility Lake Drive culvert repair: Shale rock is in place. Matney and Hoppensteadt will meet with Shawn Smith to see how much rip rap rock will be needed to complete the job.
- Topic 3: IRC will be meeting this Friday to discuss truck length signage and a 15-year plan for repaving our roads.
- Topic 4-Boulder Ridge Road survey: Kevin Wall, PLS, finished the survey. The roadway is at the edge of the downhill (east) side of the easement. On average, there is room (10-14 feet) on the uphill side if we need it. The committee will decide Friday on recommendations to the board.

Nominating Committee: Board liaison Alex Roland suggested that some sort of statement about qualifications should be made public by candidates for the director's HOA board. It was decided that either a statement or filling out the candidate's profile that will be in the annual meeting letter would suffice.

SBG: No report but, board liaison Curtis Ish thanked the RFC for the park bench at the Tranquility Lakes fountain pond.

Security Committee: No report

Social Committee: Board liaison Alex Roland reported that the holiday party was a tremendous success. Regretfully, some current members are resigning, but replacements have already signed on for next year.

RFC: No report, except for the buying of the park bench with funds that were left over from this year's budget.

Financial Committee: Treasurer Al Hoppensteadt reported that November's expenses have not been sent to him yet from Cedar Management Group

President Matney asked for Old Business reports:

- Discussion of NO Swimming signs at the community docks: It was agreed to have three metal signs with a NO Swimming icon and language printed on both sides. Director Roland will draft up a suggestion for the board to approve.
- The board asked the secretary to write an article for the newsletter announcing the two-tier clubhouse maintenance and cleaning fee for members in good standing approved at the November 11, 2015 meeting. It also asked the secretary to mention in the article that, because of the emergency roof replacement and floor refinishing plans, there will be no reservations accepted until further notice (hopefully, by February).
- Action list (items not covered in committee reports):
 1. Rumble strips: still waiting for quotes
 2. DOT signs for Route 8: Director Ish reported that the DOT will install a warning sign showing a side road entrance on Route 8 south but not north. They would not object to putting a street sign on our stop sign pole.
 3. Updated job descriptions for the pool/clubhouse area and rest of the community: The board decided to keep the contract that is presently in place but to add a detailed list to the contract to better define expected services for both the pool/clubhouse and community areas. There was discussion about salary which is in the Executive Session minutes.
 4. Walking trails on the clubhouse property: Director Roland did a second exploratory hike through the property and is reporting that any walking trails would be very difficult with steep terrain in two directions made worse with wet leaves on them. He is suggesting that unless the board wants to spend money cutting steps into several steep areas, the project should be abandoned for now. He will consult with the rest of his committee for a final report.

President Matney asked for New Business reports:

- None given

At 11:50 AM President Matney called to adjourn the meeting, motion by Roland, seconded by Ish, all in favor meeting adjourned.

The next HOA workshop board meeting is tentatively scheduled for Tuesday, 1/19/16, 10:00 AM

Respectfully submitted, Curtis Ish, Secretary HOA