

Springs HOA Board Meeting Minutes – January 26, 2015

The meeting was called to order at 1:00 P.M. by President Ken Vander Schaaf. Also in attendance were board members David Stephens and Charles Ryan. Participating by telephone were members Curtis Ish and Ira Matney. Also attending was ARC chairman Hugh Honeycutt.

There was discussion of the number of votes which will be required to comprise a quorum at the annual meeting.

Stephens made the motion, seconded by Ish, that a quorum would be computed as follows:

535 lots less owners not in good standing (based on latest Cedar input at time of the annual meeting) minus HOA-owned lots times 30% = number of votes needed for quorum. The actual number will be determined at a meeting with Cedar Mgmt. The motion was passed unanimously.

NEW BUSINESS

President Vander Schaaf submitted a list of the fire tower tenants submitted by the North Carolina Fire Service. This list will be attached to the approved minutes.

Several owners have requested better lighting for the clubhouse parking lot. Stephens responded that, since he will be serving on the RFC this year, he will have that committee investigate lighting proposals and report back to the board.

OLD BUSINESS

The board reviewed the agenda for the annual meeting. President Vander Schaaf will work with the Social Committee to provide water and light refreshments for the meeting.

ACTION ITEMS (items not already discussed)

- Calling Post test completed: 160 of 164 calls were successful. Ryan will follow up on the 4 unsuccessful calls.
- Dock repairs are completed and paid for. Bill Conrad still needs to install a handrail on Dock # 3.
- 3-M solar glare filters have been installed on clubhouse windows.

MISCELLANEOUS DISCUSSION

- Ish noted that copies of board minutes and financial records are secured in the office in case they are needed for the annual meeting.
- The new board needs to be reminded that the HOA's liability insurance needs to be increased from \$1M to \$5M to comply with new requirements from Yadkin.
- In response to an inquiry regarding cracks in the tennis courts, Stephens responded that the company who made the recent repairs indicated that, with the repaired cracks being so large, the cracks would reappear and that court repairs would be required every two years or so. To completely eliminate the cracks would be an expensive major repair job which the board decided not to do.

Meeting adjourned at 2:24 P.M.

Respectfully submitted, Charles Ryan, Vice President, HOA