

**Summary Minutes of The Springs at High Rock, Inc. HOA Meeting, July 8, 2015  
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

**The meeting was called to order by President Ira Matney at 10:15 AM.**

Closed workshop meeting, no members invited.

Directors in attendance: Al Hoppensteadt, Curtis Ish, Ira Matney, Alex Roland, Charlie Ryan.

**The June 10, 2015, minutes were approved as submitted.** Motion by Hoppensteadt, seconded by Roland. All in favor, the minutes approved.

**President Matney asked for committee reports by the BOD liaisons:**

ARC: Director Ryan reported that there were no new construction applications. He reported that approval has been given to remove 12 dying trees at 530 Sierra Trace Road.

Communications Committee: Director Ish reported that the Constant Contact server has installed the new program to better deliver our newsletter to mobile devices. There have been some minor problems but they are being resolved.

Firewise Committee: Ish reported that the water storage tanks have been ordered and paid for. They are due to be delivered sometime before July 18.

IRC: President Matney reported that while the minor repairs to the clubhouse roof were being done (as directed by the board at the June 10, 2015, meeting), the repairman advised that the roof will need continual minor repairs and should be replaced in the next two or three years. He also reported rotting of the fascia boards and endcaps, missing side cedar shakes and nails popping through. The board decided for the next year or two to have the repairman do spot repairs with roof tar, and Treasurer Hoppensteadt will see how much money we have in the clubhouse reserve for a roof replacement. In the meantime, Matney will get a quote for replacing the rotting fascia boards and missing cedar shakes.

Next, Matney reported that he is in contact with Shelia Gallimore. Ms. Gallimore used to work for KEJ and remembers the tennis courts being built under the advice of licensed engineers. President Matney is trying to get the name of the engineers to see if we can file an insurance claim. Director Ryan suggested that we take pictures of the cracks every few months to get some idea of the rate of deterioration. It was also suggested to use a laser level at one spot to see the rate of the sinking.

Finally, Matney discussed the meeting with IRC and their suggestions for the Boulder Ridge Road repair. Geo-Hydro has two recommendations: one would be to redo the roadway by cutting into the uphill side of the road for a new lane and using the current inside lane as a new outside lane. The second choice is to put in a redi-rock retaining wall system with back fill. Geo-Hydro suggests that the retaining wall will be the cheaper solution. President Matney is not so sure. In any case, before either option is considered, a survey will be needed.

At this point there was general discussion: do we need to rebuild the road to be for two way traffic or do we have the right to declare it a one-way road with pull offs? Matney also reported that at this time the IRC wants a Geo-Hydro engineer to have a special meeting for the residents. The board felt that it is too early to have a general meeting. President Matney also suggested that we could get more local contractors to bid if, regardless of whatever method we decide to use, we break it down into three phases. Phase one would be the asphalt removal; Phase two, the grading; and Phase three, the paving. The board agreed to break the repairs into three phases, if possible, after it decides which repair plan to pursue. Director Roland suggested a meeting with the IRC in the meantime.

**Motion by Hoppensteadt, second by Roland** to get two quotes to survey the Boulder Ridge Road. All in favor, motion passed.

President Matney reported that he is still waiting for a second quote for the rumble strips. He is also waiting for a final report on the truck length and weight limitations for Boulder Ridge Road and Tranquility Lakes Road.

Nominating Committee: Director Roland stated that there is nothing to report at this time. President Matney submitted three names of residents who may be interested in serving on the board. Roland will get in contact with them.

SBG: Ish reported that the plants are so far surviving the 90° temperatures and lack of natural water at the front entrance and gate.

Security Committee: Director Ryan reported that Tom Shepler is now chairman of the committee. The trespassers that were in the hot tub after hours were local teenage residents. Ryan will talk to the parents. It was decided that it will be this board's policy to notify the sheriff if there are future violations and not ask for a citation to be issued, but to get information for sending a warning letter to the offender. Ryan also reported that the tennis court bench had been moved to the far corner to view the fireworks and that there was broken glass at the site. It has since been cleaned up, but the board decided to put a broom and dustpan on the wall by the emergency hot tub switch so residents will be able to clean up their spills

Social Committee: Director Roland reported that the 4<sup>th</sup> of July hotdog cookout was a great success.

RFC: Director Hoppensteadt reported that he is looking into a solar, motion-sensor light for the clubhouse parking lot. He also reported that the RFC is not in favor of any grilling around the clubhouse. Their feeling is that the maintenance, cleanup and fire risk is not worth the benefit of this amenity.

Financial Committee: Treasurer Hoppensteadt reported that the June ledger sheet numbers are not in yet from Cedar Management Group. He will forward them to us when he gets them. He reported that the reserve accounts are now fully funded for \$92,000.00.

**President Matney asked for Old Business reports:**

- The secretary was directed to thank two residents who took the time to email their opinions on the tennis court repairs and to encourage them to write a short article for our blog, hopefully to stimulate more opinions.
- Action list (items not already discussed)
  1. Feasibility committee for walking trails on the common property below the clubhouse: It now has seven members. It was agreed to wait for cooler temperatures before exploring.
  2. Estimate for refinishing clubhouse floors: the vendor, recommends minor smoothing of the existing finish and the application of two coats of polyurethane, rough quote \$1,841. Roland is awaiting a second quote.

**President Matney asked for New Business reports:**

- The board discussed the request by a resident for lower clubhouse rental fees for small family gatherings. The board did not come to any conclusion on whether to have a two-tiered fee system based on the number of users, but it was in agreement that any cleaning be done only by a professional service. The topic will be put on the Action List and in the meantime we will ask for the RFC's input.

**The board went into executive session to discuss personnel situations at 12:09 PM**

**Motion by Matney, seconded by Roland** to adjourn the meeting at 12:25 PM. All in favor, meeting adjourned.

The next HOA workshop meeting is scheduled for Thursday, August 13, 10:00 AM The next HOA open meeting will be September 10, 2015 7:00 PM.

Respectfully submitted, Curtis Ish, Secretary HOA