

**Minutes of The Springs at High Rock, Inc. HOA Meeting, June 10, 2015  
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

**The meeting was called to order by President Ira Matney at 01:03 PM.**

Closed workshop meeting, no members invited.

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

**The May 23, 2015, minutes were approved as submitted.** Motion by Ryan, seconded by Matney. All in favor

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

ARC: Director Ryan reported that there were no new construction applications. Ryan requested that the Mistral parking lot be sprayed for weeds.

Communications Committee: Director Ish reported that the committee is spending \$79.00 from their budget for an upgrade that will allow the newsletter to be read on smart phones and tablets with original formatting. The software should be in place by July.

Firewise Committee: Ish reported that the Firewise Communities/USA® contract for \$23,300.00 has been signed and returned by the NC Dept. of Agriculture. He will place the order for the tanks this afternoon.

IRC: President Matney reported that the core samples on Boulder Ridge Drive have been taken. He is awaiting the engineer's report on their interpretation and the maximum weight allowed. The mapping for maximum length has yet to be done but will be done shortly. Matney further reported that the loose shingles and roof caps on the clubhouse will be repaired for \$250.00

Nominating Committee: Director Roland reported that it is a quiet period, but the committee's work will become more involved later this summer.

SBG: Ish reported that the flowers are planted and resident Jim Johnson is working on getting the sprinkler systems at both the front gate and entrance working again. An electrical switch at the front gate pump burned out and was repaired.

Security Committee: Ryan reported that the battery for the clubhouse camera system needed to be replaced and was.

Social Committee: Roland reported that the committee does not hold regular meetings after planning the year's activities in January. The committee seems to be a very nice group of congenial people who work together well. July 4 will be a hot dog cookout in the evening. People are being encouraged to stay and enjoy the fireworks from the clubhouse deck.

RFC: Director Hoppensteadt reported that everything is working well with the pool and hot tubs. Nothing further to report.

Financial Committee: Treasurer Hoppensteadt reported that the May ledger sheet numbers are not in yet from Cedar Management Group. He will forward them to us when he gets them. He reported that we are in a position to fund our reserve accounts for \$92,000.00. We will not be putting the funds into CDs because of the almost zero rate of return. He plans to keep them in

money market accounts instead, so that he can put them into CDs if the interest rates ever do increase.

**Motion by Hoppensteadt, seconded by Roland,** to transfer \$92,000.00 from the HOA's general account into the 2015 budgeted reserve accounts. All in favor, motion passed.

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

Action list (items not already discussed)

- Dock #3 handrails: To be done by the end of June, 2015
- Outdoor clubhouse and parking lighting: RFC still investigating solutions but will probably be LED motion-sensitive lights on the side of the clubhouse walls, aimed downward.
- Cascade Creek grass watering system: Contractor to evaluate soon
- Perpendicular cracks in Sierra Trace Road at Palisades Trail: President Matney suggested that they be sealed before winter sets in to prevent further expansion from freezing and thawing by ice. Matney will get a quote from Donny Apple.
- Tranquility Lakes road repair: President Matney said that since he could not get a quote for a finished repair, that he would break the project down into smaller projects and try again.
- Rumble strips: The secretary was directed to find the original contract and report to President Matney.
- Tennis courts: The secretary was directed to write an article for the newsletter asking for suggestions on what to do next with the tennis courts.

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

- The board discussed the pros and cons of buying Lot 7, TL-12 for future expansion of a security gate house and management office. It was decided to reject the offer of purchase.
- The board also discussed the feasibility of developing walking trails on the common property owned by the HOA west of the clubhouse and tennis courts. Director Roland will write an article for the newsletter inviting interested residents to form a feasibility group.
- President Matney reported that a resident requested permission to have a grill up at the clubhouse area. The board discussed the possibility of a propane gas grill but absolutely no charcoal grilling due to the fire hazard. There would have to be a picnic table provided to discourage eating in the pool area. The topic will be put on the Action List for further consideration.

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.

**Motion by Ish, seconded by Matney** to adjourn the meeting at 02:05 PM. All in favor, meeting adjourned

Respectfully submitted, Curtis Ish, Secretary HOA