

**Summary Minutes of The Springs at High Rock, Inc. HOA Meeting, May 23, 2015  
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

**The meeting was called to order by President Ira Matney at 6:05 PM.**

There were twenty-six residents from the community.

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

**Motion to accept the May 13, 2015 workshop HOA meeting minutes as submitted.** Motion by Roland, seconded by Ryan, all in favor, motion passed.

**President Matney asked for committee reports (given by director liaisons to the committees):**

ARC: Charlie Ryan summarized ARC's activity so far this year. The home on Sirocco West Rd. is completed and the owners have moved in. The home under construction on Sierra Trace Rd. is on schedule with no problems from the builder. Plans have been submitted and approved at the bottom of Boulder Ridge Rd. Questions were raised about the stability of that road but deferred until the IRC gave its report. Ryan also reported that approved additions to a home on Rocky Cove Lane continue.

Communications Committee: Curtis Ish reported that the board is very appreciative of the quality of the publishing that the committee is producing for the board and community. There are currently 394 active email addresses with 50 to 60% opening the newsletter. There are 116 blog users. The committee had its share of the usual Internet software issues and updates but was able to talk in person to service technicians to help repair and keep the services running smoothly. The committee wished to point out benefits to the board that may not be realized by them: 1) the committee contacts members when their newsletter gets bounced back, 2) by continually monitoring the email distribution list, they have picked up email address changes and even real estate transfers, 3) they verify that new newsletter subscribers are property owners at The Springs, 4) they monitor "Off the Cuff" posting for appropriateness.

Firewise Committee: Curtis Ish reported that we have received our Firewise grant for \$23,300.00 to complete the second phase of the water storage project at the corner of Mistral and Rocky Cove Lane. Ish reported that unless there is a reversal of federal funds awarded, there will be no more large projects funded by FW. Smaller projects such as "Chipper Day" will be encouraged to a maximum of \$8,000.00. He also reminded home owners that we can only put in for one grant/year, so there will be no funded cleanup this year.

IRC: President Ira Matney reported that cleanup of the Tranquility ponds area continues and that the deepening of the spillway is working very well. He also reported that the board is considering installing more rumble strips in the community. The IRC is very pleased with the eight strips that were installed three years ago. Matney then discussed the problems with Boulder Ridge Rd. Both engineers brought in for advice suggested portions of the roadway be one lane (the lane being closest to the uphill and away from the shoulder). He further mentioned that core samples are being done to see how unstable the base is and determine weight limits for trucks. Mapping of the road is also being done to determine a length limit as well. Tranquility Lake Rd. improvements are on hold until Boulder Ridge Rd projects are better defined.

Nominating Committee: Alex Roland reported that the committee is in an inactive phase, but one individual has expressed an interest in serving on the board.

SBG: Director Ish reported that we now have a six-man committee to help enhance the beauty of the front entrance and gate areas. He thanked Committeeman Jim Johnson for power washing and sealing the slate, edging the flowerbeds and spreading mulch at the front entrance. Other members wish to meet with this year's gardener and create a master plan for the entrance and front gate areas.

Security Committee: Charley Ryan reported that in response to a break in and robbery (one boat battery) in the boat yard storage area last winter, the committee purchased two portable security cameras. The committee is still deciding which camera locations will make monitoring most effective. The committee continues to evaluate

the feasibility of cameras at the front gate. A resident asked for more sheriff's patrols in the community. Ryan will ask for more if possible.

Social Committee: Alex Roland reported that the Social Committee is very active with many members contributing and excited about some new ideas as well as the traditional activities for the coming year. He mentioned the NCAA basketball tournament party at the clubhouse last April as an example of a new activity and referred interested members to go to our website for a complete list of their planned events.

RFC: Al Hoppensteadt reported that the swimming pool and repaired hot tub passed inspection and opened today on schedule. The new non-slip surface has been applied and signs warning people to leave before gates are locked for the evening are up. By law the pool cannot stay open past sundown because of inadequate lighting. There will be a planned work day for cleaning up the boat storage area and putting in the dividing timbers for more watercraft storage. Ruth Howard was recognized and thanked for the tremendous job she did in organizing and completing this large undertaking at the boat yard storage area.

Financial Committee: Treasurer Al Hoppensteadt reported that so far this year our finances are in good shape. Delinquent accounts have not increased in number. We are at 92% of our accrued budget. Presently we have \$1,008,000.00 (when expected assessments are collected for this year), with \$689,000 of that amount in reserves. A resident asked about the delinquencies. Hoppensteadt reported that we have about 50, but if we go through the expense of foreclosure, the banks would get the money instead of us. A resident asked how many homes are in the community (ninety-two).

### **President Matney opened the meeting to the public**

- A resident asked that the grass be cut more often on Sierra Trace Rd. She noted that in front of her home it was 14" high. President Matney will talk to our grass cutter.
- Another resident asked if the Boulder Ridge planned construction was required to install a sprinkler system. Director Ryan responded no. For some reason, the county zoning waved the requirement.
- Resident and vice-president of the HSFD, Walt Kruger, offered an assessment service by the HSFD to create an advance plan for fighting a house fire in the inspected home. The assessment would mark down the location of electrical boxes, propane tank shutoff valves, etc. Members should ask the HSFD for an appointment. Kruger also asked that people stay off of the roads when there is an emergency to allow the HSFD vehicles to get to the site quicker and safer. He also asked the Firewise and Security Committees to update the info they have at the HS fire station. Along with this he also asked each resident to reread the "Emergency Fire Response and Evacuation Plan" found in the Downloads page of our website.
- A resident asked what the procedure was to get street lights repaired. President Matney explained that when we have at least three that need repairing, we call United Energy. We have a maintenance contract with UE, but they will not come out unless there are a minimum of three to repair.

### **President Matney closed the open meeting to the public at 6:50 PM.**

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

- Action list (items that have not already been discussed in committee reports)
  1. Hand rail on Dock #3: to be completed by end of June
  2. Better lighting for the clubhouse parking lot: Lighting does not have to face a private home. There is a source of electricity on the far side of the lot.
  3. Cascade Creek well: still needs to be repaired. Bill Conrad is waiting for the contractor.
  4. Roadway cracks on Sierra Trace and Palisade Trail: looked at, for the time being will repair with sealant.
  5. Large tree at Sirocco Rd. and Mistral Trail about fall down on the roadway: We are getting quotes to send to the owner who lives in Arizona.

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

- President Matney reminded residents that there will be several bike riders on Healing Springs Drive, Rocky Cove Lane, Pinnacle Trail and Sierra Trace Rd. Saturday, June 20 AM. Please limit driving and arriving guests between 10:00 and 12:00 AM if at all possible during that time.
- President Matney discussed the deteriorating tennis courts. The board is getting suggestions and quotes for installing a retaining wall first (there is none there presently) and then allowing the backfill to settle for a few years before redoing the surface. The preliminary quote was \$60,000 for just the embankment and backfill. Treasurer Hoppensteadt reported that we have \$30,000 in reserves and suggested that we wait until there is more in the reserve account. Donna Stephens suggested that we look into putting the courts at Cascade Creek where the land is more level and a retaining wall not needed.
- President Matney showed the membership a beautiful plaque given to The Springs by the Tour de Kale committee in appreciation for allowing them to include the "Summit Challenge" in their event. It will be hung on one of the clubhouse walls.

**Motion by Ish, seconded by Hoppensteadt**, to accept the 2015 NC Firewise Grant/Contract for \$23,300 to be used to complete Phase Two of the 30,000-gallon water storage station on the corner of Mistral Trail and Rocky Cove Lane. All in favor, motion passed.

### **Announcements**

Tour De Kale, Saturday, June 20. Volunteers needed at the summit to help distribute water and snacks, pass out iced towels and man the sprinkler. See Jim Kelley or Esko Naponen.

**The meeting was adjourned at 07:04 PM; motion by Matney, seconded by Ish, all in favor.** Meeting adjourned

Respectfully submitted, Curtis Ish, Secretary HOA