

**Summary Minutes of The Springs at High Rock, Inc. HOA Meeting, May 13, 2015
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

The meeting was called to order by President Ira Matney at 10:00 AM.

Closed workshop meeting, no members invited.

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

The April 13, 2015 minutes were approved as amended. Motion by Roland, seconded by Hoppensteadt, all in favor, the motion passed.

President Matney asked for committee reports by the BOD liaisons:

ARC: (Ryan) No new construction applications reported. Hoppensteadt recommended that a video be taken of Boulder Ridge Road before construction proceeds at the end of the roadway.

Communications Committee: (Ish) No report, newsletter, website and blog functioning well. The committee wishes to thank both the board and the community for getting articles to them before Monday, 12:00 noon. It has greatly helped them get the newsletter out Wednesday in a timely and less hurried fashion.

Firewise Committee: (Ish) Ish reported that the Firewise Communities/USA® contract for finishing up the water storage project is supposedly close to being prepared and sent. There was no other report.

IRC: (Matney) President Matney reported that Lee Truell advised that to build a concrete embankment and back fill around the tennis courts will cost approximately \$60,000.00. Treasurer Hoppensteadt reported that the combined tennis court reserves are currently \$30,000.00 and recommended waiting until we have more money in the reserves for that project. The board agreed. It was also suggested that when the board does have enough reserves for both putting in an embankment and resurfacing the tennis courts, the public be invited to express their opinions.

President Matney also reported on the quotes for evaluating the maximum safe weight and truck length on Boulder Ridge Road by two engineering firms. Both firms recommended reducing the roadway to one lane (against the side of the uphill side) and painting caution stripes on the downhill side immediately. Both firms also recommended test boring to see how loose the soil is before giving a safe truck weight for the roads. Matney recommended Geo-Hydro Engineering based on price and service. At that point the need for mapping was discussed and whether Healing Springs Fire Department would be able to do it for us. Eventually, it was decided that for future liability concerns, it would be better to allow an engineering firm to do the mapping and post the results.

Motion by Hoppensteadt, seconded by Roland, to hire Geo-Hydro Engineering to do core sampling of Boulder Ridge Road for the purpose of evaluating a safe maximum weight for commercial vehicles on Boulder Ridge Road for \$3,500.00. All in favor, motion passed.

Motion by Matney, seconded by Hoppensteadt, to allow Wooten Engineering to do GPS road mapping of the curves on Boulder Ridge Road and Tranquility Lakes Road for the purpose of obtaining maximum length and width allowed for commercial vehicles on those roadways. The price quoted for this service was originally \$3,500.00 for twelve miles of community streets. President Matney will ask for a lesser quote since only two streets will be evaluated. All in favor, motion passed.

President Matney reported that the Tranquility Lakes Road repairs are on hold until the Boulder Ridge Road problems are fully evaluated. Matney will try to find a temporary fix for the road wash out problems.

Matney also reported that a local contractor will be giving him quotes for some more rumble strips.

Nominating Committee: (Roland) Roland reported that one member of the community is willing to serve on the board in the future.

SBG: (Ish) Ish reported the gardener will start front entrance and gate plantings next week. Dead and overcrowding shrubs continue to be removed. The committee hopes to have an overall master plan in place shortly.

Security Committee: (Ryan) Ryan reported that the committee is still waiting for more information to give the board on front gate camera suggestions.

Social Committee: (Roland) Roland reported that the community yard sale to support the Davidson County Educational Fund was a big success. \$1,000.00 was raised. There was a brief discussion on where to hold the sale the next time the community undertakes this worthwhile project.

RFC: (Hoppensteadt) President Matney showed a handsome plaque that the TDK Foundation presented to the community for allowing the "Summit Challenge" to be a part of the Tour De Kale's yearly charity fundraiser. The board was greatly appreciative of this recognition and will mount the plaque in the clubhouse. Hoppensteadt reported that all repairs to the hot tub and pool area will be completed by Memorial Day weekend so that the pool and hot tub will be opened on time.

Financial Committee: (Hoppensteadt) Treasurer Hoppensteadt reported that the April ledger sheet numbers are not in yet from Cedar Management Group, but from expenditures, he reported that everything looks well within projected budget expectations.

President Matney asked for Old Business reports:

Action list (items not already discussed)

- Boat dock community usage. One member has reserved a slip.
- Dock #3 handrails to be done by the end of June, 2015.
- Outdoor clubhouse and parking lighting. RFC still investigating solutions.
- Cascade Creek grass watering system. Contractor to evaluate soon.
- Perpendicular cracks in Sierra Trace Road at Palisades Trail will be checked on.

President Matney asked for New Business reports:

- The agenda for the May 23, 2015. 6:00 PM open meeting and ice cream social was discussed. It was decided that committee reports would be given by the board liaisons and try to limit them to three minutes per report if at all possible

The next HOA open board meeting is scheduled for Saturday 05/23/2015 at 6:00 PM.

Motion by Matney, seconded by Ryan to adjourn the meeting at 11:27 AM. All in favor, meeting adjourned

Respectfully submitted, Curtis Ish, Secretary HOA