

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, November 11, 2015
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Closed workshop, no members of the public invited

Directors in attendance: Hoppensteadt, Ish, Matney, Roland and Ryan

President Matney called the meeting to order at 10:04 AM.

The September 10, 2015 and October 7, 2015 minutes were approved as submitted. Motion by President Matney, seconded by Roland. All in favor, the motion passed.

President Matney asked for committee reports by the BOD liaisons.

ARC: Board liaison Charlie Ryan reported that there will be a new application of building plans at next week's meeting, otherwise all problems have been dealt with and all approved construction is on schedule with no problems.

Communications Committee: Board liaison Curtis Ish reported that the committee had no problems last month and that the number of participants for both the newsletter and blog are the same. There were no special notices needed.

Firewise Committee: Board liaison Curtis Ish reported that the three 10,000 gallon water storage tanks will be filled by Handy Sanitary and the NC Forestry Service tomorrow, 11/12/15.

Motion by Ish, seconded by Ryan to approve the filling of the water storage tanks by the US Forestry Service with water bought from Hardy Sanitary, Denton, NC for approximately \$260.00. All in favor, motion passed.

IRC: President Matney gave several reports for the IRC.

- a) Lime application based on recommended amounts by the NCDA as a result of soil testing done this fall: The estimated amount required would be \$13,800 for 8,000 pounds of lime. Curtis Ish pointed out that while this is ideal; fertilizing, amending the clay soil on top of the mountain, watering and reseeding would also have to be done. Ish recommended that we lime in only those areas where we plan to reseed; to do all areas where fescue grass is already growing would be too expensive. Ish offered to work with the landscaper in doing this. The board also asked Ish to make sure the grass at the front entrance and the grass shoulders up to the front gate have a top quality look to them.
- b) Tranquility Lakes Drive washout: President Matney reported that the culvert on the uphill side of the mountain at the curve needs to be lined and tamped down with shale rock from the curve to the drainage pipe under the road as soon as possible. Matney estimates this will be approximately \$1,500.00. He predicted this remedy would work by itself for 3 to 5 years, but eventually it will have to be reinforced with rip rap and geo-tech matting. Treasurer Hoppensteadt suggested that we start with the shale immediately, and if there are no problems, we continue with the rip rap this year, if possible. He said that both the IRC budget and shoulder and road's budget have funds that are not committed in this year's expenditures

Motion by Matney, seconded by Roland to have Shaun Smith line the culvert from the curve to the drain with tampered shale rock and, where needed, reinforce with rip rap rock on Tranquility Lakes Drive. Total expense not to exceed \$7,500.00. All in favor, motion passed.

- c) President Matney reported that the painting of the speed bumps has started and will finish up when the roads dry out from the recent heavy rains.
- d) He also reported that the Boulder Ridge Road survey will be started shortly.

Nominating Committee: Board liaison Alex Roland reported that there is one person still interested in running for a director's seat. Roland also reported that Lynn Shepler will continue to serve on the committee, and she and Bill Dunn will help out checking proxies at the annual meeting.

SBG: Board liaison Curtis Ish reported that all front entrance plantings approved by the board at the September open meeting have been planted and, thanks to the abundant rain and above average temperatures we have experienced, the committee expects all the plants to be in good shape next year.

Security Committee: Board liaison Charlie Ryan reported that there has not been a committee meeting since the last workshop.

Social Committee: Board liaison Alex Roland reported that plans are complete for the catered holiday dinner on December 5. Some members will be leaving the committee, but already new recruits have come forward to fill in.

RFC Board liaison Al Hoppensteadt reported that during the last heavy rain, the clubhouse roof leaked in five places. It was the unanimous opinion of the board that the roof replacement would become an immediate priority rather than a two or three-year deferment as originally planned. Hoppensteadt recommended that we get three quotes for a metal roof replacement in a dark green (Forest Green) color. President Matney will get quotes for two grades of metal roof attachment. There was a short discussion on whether we should invest in the more expensive roof with a 50+ year expected lifespan. Director Ish pointed out that in another decade the HOA may want a bigger building to accommodate a larger membership.

Financial Committee: Treasurer Hoppensteadt gave a report on the 2016 proposed budget. He based expenditures and reserve funds to come from \$388,500 collected. Hoppensteadt explained that the budget has gotten predictable from year to year, and we have done a good job of adhering to it in the past.

Motion by President Matney, seconded by Roland to accept the 2016 budget with recommended changes as submitted by the Financial Committee. All in favor, motion passed. A copy of the final approved budget is a part of these minutes (Appendix 1).

At this point the board went into executive session to discuss an individual's assessment payments.

President Matney asked for Old Business reports:

- The board went into executive session to discuss personnel job descriptions.
- Action List (Items not already discussed in committee reports)
 - a) Truck length limit signs for Boulder Ridge and Tranquility Lakes roads: wording will be decided at next IRC meeting
 - b) Quote for sealing road cracks: awaiting contractor's bid
 - c) Quotes for rumble strips: awaiting contractor's bid
 - d) Feasibility of walking trails on clubhouse property: one survey done will repeat when all leaves are down and try to find property corner pins

- e) Dock "No swimming" signs: Director Roland wants to get input from our insurance agent before any final recommendation made
- f) DOT signs warning of Springs' entrance road on Route 8 north and south. Reassigned to Director Ish

President Matney asked for New Business reports:

- It was decided that since the budget was going to be a part of the minutes and did not have any significant changes from last year's, we would not need to have an open meeting to discuss the 2016 budget. Treasurer Hoppensteadt will write an article for the newsletter announcing that a budget has been approved.
- There was general discussion about long term plans for the eventual repaving of the roads. Ira Matney will ask IRC to look into quotes for some of the roads that have deteriorated the worst.
- Director Ish ask the board to review the motion drafted by our attorney, Ryan McNeill, to change the bylaws to have a director's term of office start January 1 to December 31 of each year. The proposed motion can be introduced at the annual meeting only if a quorum is reached and two-thirds of those present approve the motion. Ish will email a copy of Mr. McNeill's suggested motion to each member.
- The board discussed charging two different usage fees for private clubhouse parties based on the number of participants.

Motion by Matney, seconded by Roland, effective January 1, 2016 to charge a \$125.00 usage fee to use the clubhouse for any party of 25 people or less and \$250.00 for parties of 26 to 174 people (maximum number allowed by the fire marshal). All other rules and restrictions concerning clubhouse usage for private parties still apply. All in favor, motion passed

At 12:10 PM President Matney adjourned the meeting, motion by Roland, seconded by Ryan, all in favor. Motion passed.

The next HOA regular open board meeting is scheduled for Wednesday, December 9, 2015, 10:00 AM.

Respectfully submitted, Curtis Ish, Secretary HOA

Attached appendix 1. Approved 2016 HOA budget.

SPRINGS HIGH ROCK HOA 2016 BUDGET

Approved by BOD on 11/15/2015

	2016 APPROVED
INCOME	
PROJECTED DELINQUENT	\$ (50,100)
ANTICIPATED INCOME	\$ 378,840
INTEREST/MISC INCOME	\$ 700
LATE FEES	\$ 9,000
ARC REVIEW INCOME	\$ -
TOTAL INCOME	\$ 388,540

ADMIN EXPENSE	
CM MANAGEMENT FEE	\$ 25,000
CM ADMIN, POST & DELIVERY	\$ 5,000
CM ACCT/LEGAL FEES	\$ 400
BANK FEES	\$ -
ARC SUPPLIES	\$ 100
OFFICE SUPPLIES	\$ 200
MEETING EXPENSES	\$ 150
TAXES CORP & PROPERTY	\$ 800
WEBSITE	\$ 650
STAFF EXPENSE	\$ 34,200
LEGAL SERVICES	\$ 1,000
TOTAL ADMIN EXPENSE	\$ 67,500

OPERATING EXPENSE	
CLUBHOUSE SECURITY	\$ 3,000
SECURITY PATROLS	\$ 400
FIREWISE	\$ -
REC FACILITIES COMMITTEE	\$ 2,500
PEST CONTROL	\$ 200
OPERATING CONTINGENCY	\$ 2,000
LP GAS	\$ 2,000
TELEPHONE	\$ 3,200
ELECTRICITY & LIGHT RENTAL	\$ 89,000
YADKIN DOCK FEES	\$ 1,000
INSURANCE LIABILITY	\$ 11,000
TOTAL OPER EXPENSE	\$ 114,300

MAINTENANCE EXPENSE	
MOW/LANDSCAPE/EROSION	\$ 91,000
GATE EXPENSE	\$ 250
POOL MAINTENANCE	\$ 3,500
CLUBHOUSE MAINTENANCE	\$ 2,500
GENERAL REPAIRS	\$ 5,000
POOL SUPPLIES	\$ 2,000
SOCIAL	\$ 2,700
FOUNTAIN/POND MAINT.	\$ 500
SBG/Landscape Expense	\$ 3,500
CUSTODIAL SUPPLIES	\$ 250
ROAD and SHOULDER REPAIRS	\$ 3,000
TOTAL MAINT EXPENSE	\$ 114,200
TOTAL ALL EXPENSE	\$ 296,000

	2016 PROPOSED
RESERVE FUNDS	
REAL ESTATE RESERVE	\$ -
STORAGE FACILITY RESERVE	\$ 5,000
LANDSCAPING RESERVE	\$ -
ROAD RESERVE	\$ 63,540
CLUBHOUSE RESERVE	\$ 10,000
POOL RESERVE	\$ 4,000
DOCK RESERVE	\$ -
FIREWISE RESERVE	\$ -
GATE RESERVE	\$ 1,000
CLUBHOUSE WELL RESERVE	\$ 1,000
TENNIS COURT RESERVE	\$ 3,000
CC RETAINING WALL	\$ 3,000
TENNIS COURT SETTLING	\$ 2,000
TOTAL RESERVE FUNDS	\$ 92,540
TOTAL EXPENSE & RESERVES	\$ 388,540