

**Minutes of The Springs at High Rock, Inc. HOA Meeting, October 7, 2015
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Closed workshop, no members of the public invited

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

Vice President Ryan called the meeting to order at 10:30 AM.

At this point the contents of the annual meeting letter were discussed and approved with the exception of the 2016 budget. The 2016 budget will be presented and voted upon at the November meeting.

Motion by Hoppensteadt, seconded by Roland to approve the agenda, board's letter, proxy and candidate's profile form for the 2016 Annual Meeting letter to be mailed to the membership in December with the 2016 budget. Hoppensteadt, Ish, Roland and Ryan in favor, motion passed.

Vice President Ryan asked for committee reports by the BOD liaisons.

ARC: Vice President Ryan reported that a resident has cut down trees without ARC's approval. He will report the offense to the ARC. There followed a general discussion on the compliance of property owners to ARC's tree cutting guidelines and the difficulty in enforcing the rules.

Communications Committee: Board liaison Curtis Ish reported on the committee's past month's activities. These included posting board meeting summaries, updating the web page with the annual meeting date and adding the Firewise Volunteer Form. There were no new problems since the last meeting.

Firewise Committee: Board liaison Curtis Ish reported that all plumbing at the water storage tanks has been completed. All that remains to be done is the installation of anchors to prevent any movement of the tanks as they are being filled. When they are in place, the tanks will be filled by the NC Forestry Service at a cost of \$225.00

IRC: No report. The board decided that it was getting too late in the season for grass seeding but will go ahead with liming the roadway's grass shoulders.

Nominating Committee: Board liaison Alex Roland reported that he will ask a couple of residents to help with the proxy verification and check in at the annual meeting.

SBG: Board liaison Curtis Ish reported that the plant removal, replacement and shrubbery addition at the front entrance is scheduled for October 16 and 17, 2015.

Security Committee: Vice President Ryan reported that the committee wants to first do a feasibility study of what is best needed at the front gate (cameras, type, etc.) and will ask for an increase of \$2,000 in its 2016 budget to accommodate this and purchase whatever surveillance equipment they think is best.

Social Committee: Board liaison Alex Roland reported that the Oktoberfest was a tremendous success despite being rained out at Cascade Creek. The party went on at the clubhouse in spite of the weather.

RFC: No report, pool closed.

Financial Committee: Treasurer Al Hoppensteadt reported that Cedar Management Group will have all expenses through October to the committee in early November to help him come up with a final 2016 budget.

Vice President Ryan asked for Old Business reports:

- Executive session to discuss contracts
- Action list (items not covered in committee reports):

1. Several IRC items on the list could not be reported on due to the absence of President Matney. IRC will report next month.
2. Walking trails on the clubhouse property: Director Roland will pick a date for the volunteers to start this project
3. Preliminary estimate for grading and gravel spreading in an expanded boatyard storage area: estimate does not include surveying or fencing, \$30,000

Vice President Ryan asked for New Business reports:

- Get dates for clubhouse floor finishing and notify Bill Conrad and Web Committee
- There was a board discussion on how to introduce the budget, especially since there would be no increase anticipated and this is the first year that the board has had more closed workshop meetings than open public meetings. It was decided to have a closed workshop meeting in November and then decide on further action at that meeting.
- The board discussed moving monies from some reserves to the boatyard storage reserve. It was felt that this facility benefited all and was a higher priority.

Motion by Hoppensteadt, seconded by Roland to add \$20,000.00 to the boatyard reserve. The monies will come from other less important reserves and the boatyard reserve will receive no additional monies in 2016. Hoppensteadt, Ish, Roland and Ryan voted yes, motion passed.

At 11:50 AM Vice President Ryan adjourned the meeting, motion by Ish, seconded by Roland. Ish, Roland and Ryan voted yes. Hoppensteadt had excused himself early.

The next HOA regular open board meeting is tentatively scheduled for 11/12/15, 10:00 AM

Respectfully submitted, Curtis Ish, Secretary HOA