

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

The meeting was called to order by President Ira Matney at 7:03 PM.

In attendance from the community were 23 members.

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

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

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

ARC: Board liaison Charlie Ryan reported that there are four homes under active construction and one more lot owner scheduled to apply to ARC for building approval. He further reported that all builders and owners are complying with the rules, and the committee has no issues to deal with.

Communications Committee: Board liaison Curtis Ish reported that the HOA now owns the domain name www.thespringsathighrock.com. We did not have to pay any broker fees because registering the .com domain was covered by our yearly fees from Blizzard Digital. Ish reminded the membership that the newsletter is a product of the HOA board and all articles are approved by them. Our community blog is a service where members can publicize whatever they want as long as it is in good taste. There are currently 395 active email addresses with 53.8% opening the newsletter. There are 115 blog users.

Ish asked the board to allow the committee to send our newsletter to the Healing Springs Volunteer Fire Department. They would like to keep abreast of our activities, for one, to get to know our community better and two, to help them avoid scheduling training runs on days when we have activities that may interfere.

Motion by Ish, seconded by Matney to ask the Communication Committee to include the HSVFD on the newsletter distribution list. All in favor, motion passed.

Firewise Committee: Board liaison Curtis Ish reported that the water storage project is 98% completed. All plumbing is done and buried. The chores to finish, besides the landscaping, are the anchors to keep the tanks in place while filling and a roof over the 3' by 4' concrete box that the master gate valve sits in. The DC Forestry Service will fill the tanks but asks for the following motion to be made and approved:

Motion by Ish, seconded by Matney that we allow the Davidson County Forestry Service access to our community with their 6,000 gallon tanker for the purpose of filling our water storage tanks (five trips expected). All in favor, motion passed.

A resident asked if the completed tanks would lower homeowner's insurance rates. Ish replied, regretfully, no. A certified water storage point requires monthly inspections to make sure the hydrant is working, 30,000+ gallons of water available and much stronger tanks, which our grant would not pay for.

IRC: President Ira Matney reported that the engineer's report on a safe truck length for Tranquility Lakes Road and Plateau Lane is 30 feet total length and 48 feet total length on Boulder Ridge Road. Matney explained to the membership the board's plan to make Boulder Ridge Road one lane in several locations. The roadway painting to mark off the one-lane sections with reflective striping will be done this year.

President Matney also reported that a surveyor will begin surveying the western side (the side that is on the uphill side of the roadway) of Boulder Ridge Road, so that if we need to move the roadway away from the present edge, we will know if we own the land or have to negotiate with a property owner.

President Matney advised any members that see something that needs attention to please let the IRC or the board know, since our community is composed of 2,200 acres, and it is not possible to be in all places at all times.

A resident asked about cleaning out the cattails at the fifth lake in the Tranquility Lakes pond area. President Matney advised that would be moderately expensive but something to consider in the future. Director Ish also explained that while the HOA has a 25-foot easement around all the ponds, we do not own or have any control over three of the five ponds in the complex.

President Matney explained what the board's plans for the tennis court deterioration are. Basically, before any further recommendations are made, we will try to measure the rate of sinking with a laser level over a period of three plus years. Also, photographic measurement of some of the larger cracks will be kept.

Nominating Committee: Board liaison Alex Roland reported that several residents have expressed an interest in serving on the board. Ira Matney offered to help on the Nominating Committee so that the required minimum number of two will be met.

SBG: Board liaison Curtis Ish reported that committee member Robin Thomas will be presenting a proposed plan for the front entrance area during the open meeting, and he again thanked Jim and Patsy Johnson for their efforts and expenses in getting the sprinkler system fixed and the light poles painted.

Security Committee: Board liaison Charley Ryan reported that the attempted kayak robbers have still not been identified. The sheriff has the pictures taken by the owner's home security camera. Ryan also reported that two hot tub trespassers were escorted out of the community by a sheriff's deputy. Ryan feels that the swipe card system has helped greatly in keeping people from just going into the pool area after hours.

Social Committee: Board liaison Alex Roland reported that the committee continues to work well, and there are two activities left for this year, the Cascade Creek Oktoberfest (10/3/15) and clubhouse Holiday Party (12/5/15).

RFC: Board liaison Al Hoppensteadt reported that the swimming pool and repaired hot tub will close on the evening of September 13. Some residents wanted to extend the closing dates. Hoppensteadt also reported that a solar-motion, daylight-sensitive flood light has been installed at the corner of the clubhouse and the RFC did a cleanup at the boat storage area. The committee also thanked Tony Freeman and John Howard for helping out as well. Committee chair David Stephens reported that 14 slips were used by residents for overnight mooring at Docks #2 and #3.

Stephens further reported that Lonnie Cook will install the handrail this month at Dock #3. He also reported that the committee has money in its budget to buy durable benches for the Tranquility Lakes area at the first pond. The RFC is looking for volunteers to put blue reflectors at Dock #1.

Financial Committee: Treasurer Al Hoppensteadt reported that so far this year our finances are in good shape. As of July, we are at 97% of our accrued budget. Delinquent accounts are down from last year (103 vs. 116). Of that number he said there are 26 accounts that will probably never pay us, but advised against placing any liens and foreclosures on the properties, because the mortgage holders are paid first, leaving us nothing for the trouble and expense of filing. He further reported the reserves are fully funded for this year bringing the total to \$762,000. Hoppensteadt does not anticipate any increases for the assessments will be needed for 2016.

President Matney opened the meeting to the membership 7:52 PM.

1. A resident asked how to get the combination to the boatyard storage area for the RV of a visitor who will be visiting him for a week. President Matney explained that as the rules presently stand any watercraft or RVs in the boatyard storage must belong to members in good standing and no one else. At this point several members suggested that maybe the RFC should make an exception. Ruth Howard spoke for the RFC and explained that space was needed not just to store the watercraft, but also for space to back into the assigned slots. RVs take up more space and need more space to maneuver. She further added that the yard is probably one year away from having the board decide on either restricting the number per household to one item only or not allowing motor homes in the first place. She felt exceptions to the rules at this point would just make it more difficult in the near future. No further action was taken on this subject.

2. Robin Thomas asked about security cameras in the boat storage area. It was explained that they are there but finding the right location and angle is a trial and error process. Right now they are more of a deterrent than evidence gathering mechanism.
3. Karl Svatek asked if there is any service provider better than Windstream. He was advised that we have encouraged other companies to provide service to no avail.

President Matney closed the open meeting to the membership at 8:15 PM.

President Matney asked for Old Business reports:

- President Matney called for a motion to have the western side of Boulder Ridge Road surveyed.

Motion by Matney, seconded by Hoppensteadt to hire Kevin Wall, PLS to survey the western side of Boulder Ridge Road for \$1,700.00. All in favor, motion passed.

- President Matney advised the membership present that the board passed a resolution at its August 13 meeting to have the clubhouse floors refinished after December 5, 2015 for \$1,841.00.
- Action list (items that have not already been discussed in committee reports)
 1. Weight and length limits: The restrictions have been clarified but now we need signs posted. The IRC will suggest wording for the warning signs and the ARC will advise all new applicants of the limitations on those roads. There will be no weight restrictions for Boulder Ridge Road. We have been advised by the engineers that in areas that we make one lane, the one lane sections will be able to support 80,000 pound construction vehicles
 2. Painting warning stripes at the speed bumps: President Matney advised that except at the first speed bump, the warning signs will be removed (not every speed bump has a sign).
 3. Walt Kruger asked about better signage on Route 8 alerting the EMS of our entrance. It was advised that we do not have any easement or ownership to property on the east side of Route 8, but Matney suggested that we ask the DOT to install the standard yellow roadside warning signs advising an upcoming side street.

President Matney asked for New Business reports:

- President Matney discussed extending the pool season. The board still feels that the number of people using the pool after Labor Day does not justify the cost. If there is an overwhelming request, the board will reconsider.
- SBG committee member Robin Thomas gave a well-organized report on the group's accomplishments to date at the front entrance and front gate areas. She then gave a detailed request that starts with taking out many of the overgrown shrubs or dying shrubs and replacing them with more colorful and size-limited perennial plants. She explained that much thought and research has been put into the plan so that it will be very attractive and still convey the idea that we are a mountain community.

Motion by Matney, seconded by Ish, to allow the SBG to remove overgrown, leggy or dying plants at the front entrance and replace them with new shrubbery. The total price not to exceed \$3,500.00. All in favor, motion passed.

- The board decided that if the fire station is available, the annual meeting will be at the Southmont Fire Station, Route 8 South, Southmont, NC, 7:00 PM, January 21, 2016.
- The following out-of-meeting motion was made and approved by all members of the board on 8/16/15:

Motion by Ish, seconded by Roland, that the HOA accept Blizzard's offer to obtain and register the www.thespringsathighrock.com domain name for \$19.00 per year.

The meeting was adjourned at 8:53 PM; motion by Matney, seconded by Ish, all in favor. Meeting adjourned.

Next meeting October 7, 2015 10:00 AM.

Respectfully submitted, Curtis Ish, Secretary HOA