

**Summary Minutes of The Springs at High Rock, Inc. HOA Meeting, April 21, 2016
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Closed workshop, with one exception, no members of the public invited

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

Resident: Jim Johnson

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

Jim Johnson addressed the board about the problems with the current watering system at the front entrance. The water pressure/fill tank that allows the pump to work only when water is needed was buried underground by the developer and has rusted out. This resulted in nonstop running of the pump and caused the pump's burn out. Johnson suggested two options for its repair: to either replace the well pump and have an above ground tank or purchase a smaller pump and place it at the pond on HOA land alongside Route 8 south. He recommended the latter since the pump could be serviced by our maintenance man instead of a well company, if needed. Director Matney will get quotes for both options. It was decided that the board would not wait until the next meeting for a decision and will act as soon as Matney has some competitive quotes. The board thanked Jim Johnson for his work and very successful efforts in greatly enhancing the appearance at the entrance and front gate areas.

President Roland asked for committee reports by the BOD liaisons.

ARC: Board liaison Charlie Ryan reported that a resident complained of a well's being drilled on a Sunday. ARC notified the builder to stop immediately and warned him against other construction on Sundays or after hours.

Communications Committee: Board liaison Curtis Ish read a report on the activities of the committee since their last report. The committee asked the board to consider purchasing a security certificate for our website. The CC has the money in their budget for this but would like to confirm that the board understands and approves of this upgrade.

Firewise Committee: Board liaison Curtis Ish reported little has been done so far, but there will be an article in the newsletter asking for new members.

IRC: Board liaison Ira Matney gave several reports for the IRC.

- a. Matney asked the treasurer to issue a check for \$26,000 (1/2 of the total for the reroofing) to pay for the materials ordered and delivered on site that are being used in the roof replacement. Treasurer Hoppensteadt agreed to do so.
- b. Matney reported that the cost of the rumble strips will be \$35.00/foot with a minimum of 500 feet. The quote was for the identical construction that was used with the 10 strips already installed. Matney further reported that other sources suggest using stronger concrete and re-bar allowing for much less concrete and less digging. The board directed Matney to get the quotes for that construction, while Hoppensteadt agreed to canvas the neighborhood and see how many we will need to complete the project.
- c. Matney then reported on the repaving quotes obtained so far for the length of roadway from the east end of Sierra Trace Road to Palisades Trail. Yates: \$263,500.00; Reston \$277,000.00; and Donny Apple, \$235,000.00 if he replaces the existing asphalt base and repaves and \$218,000.00 if he puts down an oil and gravel base in the areas needing repair

and then repaves over that and the rest of the section to be paved. Apple recommended the oil and gravel/repave method which the county uses on its roads.

Director Ish raised the question of whether we should wait until we absolutely have to repave the road, since there seems to be more construction on Sierra Trace Road, especially on the west end. Matney and Ryan stated that they hope to save 33% of the cost taking advantage of the low oil prices. Ryan also noted that there is very little construction predicted on the east end of Sierra Trace Road where most of the repaving would occur. Ryan asked how the prices will affect our road reserve account. Hoppensteadt reported that we will still have over \$400,000.00 in the road reserves left. Hoppensteadt further stated that according to the engineer report, this section and what has already been repaired are the worst areas, and he does not foresee any more major repairs in the immediate future.

The board decided on Apple's lowest bid and asked Matney to get a fixed formal contract. They will vote to accept the formal contract if it is as presented in Matney's report.

Motion by Hoppensteadt, seconded by Matney, to accept Donny Apple's proposal and ask for a formal contract of oil and gravel repair/asphalt repave from the east end of Sierra Trace Road to Palisade Trail for \$218,000.00. Final approval of the vender will be after the board reviews the formal contract. All in favor, motion carried.

Nominating Committee: No report

SBG: Board liaison Curtis Ish reported plantings at the front gate are in and there will be no further perineal or annual plants considered until the front entrance well is repaired. Director Matney reported that prices for the walking bridge materials at Cascade Creek are being obtained.

Security Committee: Board liaison Charlie Ryan reported that the location of the front gate light and the pole that will support the battery-powered security camera has been decided. Ryan also reported that committeeman Shepler and Copley are refining a description of what will work best for the front gate cameras.

Social Committee: No report

RFC: Board liaison Al Hoppensteadt reported that clubhouse reservations can be accepted after May 1, 2016. Interior clubhouse improvements (floor and wall painting) will be scheduled after that based on when it is not being used.

Financial Committee: Treasurer Hoppensteadt gave a report on the March figures. He is concerned that the \$500 to \$800 range delinquencies in dues payments have increased in number. He has requested Cedar Management to contact those people and remind them of their dues responsibilities. He also reported that one of the larger debts (\$8,000.00) went into foreclosure and that amount has to be deducted from receivables. The bank will have to start paying the annual dues until they dispose of the property and, there were no legal fees by The Springs. Otherwise, we are in good shape financially. We are spending less than we budgeted for but landscaping and pool expenses will increase as the season gets warmer.

At this point the board discussed the fact that almost all of the dues delinquencies were interior lots without any views or waterfront and speculated on their future development in the community.

President Roland asked for Old Business reports:

- Action List (Items not already discussed in committee reports)
 - a) Truck length limit signs for Boulder Ridge and Tranquility Lakes roads: Done, to be removed from list
 - b) Quote for sealing road cracks: Awaiting contractor's bid. Not needed, will be automatically repaired when road repaved. Done, to be removed from list
 - c) Quotes for rumble strips: Have bid, now need number and placement of the strips.
 - d) Dock "No swimming warning" painted on docks: Awaiting power washing of docks before stenciling warning on docks.
 - e) Cupola: Roofers say it looks good, will repair missing siding while replacing roof. Done, to be removed from list
 - f) Energy United rate adjustment for non-profits: President Roland hopes to schedule a conference with the EU advisory board to discuss this topic in general. Discussions of EU's rates as they pertain to The Springs have gone nowhere so far. We will remove this topic from the Action List.

At this point President Roland asked about a "No Soliciting" sign that could be attached to the existing "No trespassing" sign already in place at the front entrance. Matney will get a quote for a new sign or one that could be attached to the existing sign.

- g) Snow removal: Will discuss snow removal at a future meeting
- h) Helicopter landing zones: Ish advised that this will have to be coordinated with the Davidson County EMS agency. With the board's permission, he will contact them to see what can be done.

President Roland asked for New Business reports:

- It was decided to have President Roland suggest some possible afternoon Saturday dates in June to have the open meeting as well as the Saturday of the Oktoberfest picnic. Once decided we will announce them in our newsletter.
- Al Hoppensteadt and Ken Vander Schaaf will bring the Springs Directory up to date.
- It was decided that it will be the board's policy to apply the same rules and standards to members wanting to allow visitors to see the views from the rear deck of the clubhouse as apply to persons that have reserved the clubhouse itself. The deck will be closed to visitors if there is a private party currently going on at the clubhouse.

Motion by Ish, seconded by Ryan to upgrade our website from http: to https: (purchase an SSL certificate) at an annual cost of \$40.00. All in favor, motion carried

- Out of meeting motion made and approved on April 9, 2016 to be read into the minutes:

Motion by Roland, seconded by Ish to have Energy United install a permanent security light at the boatyard storage area. There will be no charge for the installation. The monthly rental will be approximately \$11/month for the first year. Also, permission to have Shawn Smith pick up a second pole (no charge for the pole) for a possible camera mounting in the future. All members responded yes, motion carried.

- There was a discussion on how the minutes were made available to the membership based on a question asked by a resident. Secretary Ish explained that once corrected by the board members, they are given a link on the newsletter. When officially approved at the next meeting they are archived on the website. Ish will contact the resident and explain this.

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

The next HOA regular open board meeting is scheduled May 19, 2016 10:00AM

Respectfully submitted, Curtis Ish, Secretary HOA