

Minutes of The Springs at High Rock, Inc. HOA Meeting, August 22, 2016
Community Clubhouse, 233 Tor Court, Denton, NC 27239

Closed workshop, no members of the public invited

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

President Roland called the meeting to order at 10:05 AM.

Motion by Hoppensteadt, seconded by Matney; to approve the minutes of the August 1, 2016 meeting as submitted. All in favor motion passed.

President Roland asked for committee reports by the BOD liaisons.

ARC: No report

Communications Committee: No report

Firewise Committee: Board liaison Curtis Ish reported that he has a verbal approval of the wood debris pickup grant for \$4,500.00. NC Firewise denied the second request for maintenance gravel replacement on the emergency fire tower roadway this year. It is the first year under a new coordinator, and he wishes to keep the grants simple until he understands the process better.

IRC: Board liaison Ira Matney requested permission to get quotes for painting the interior and exterior of the clubhouse. The board had no objections but asked that the exterior quote be for brushing on the paint and not just spraying. President Roland reported that the cupola leak is from rain being blown into the inside and leaking down. Matney will ask the roofer's advice on whether to remove the cupola or close up the louvers. Matney also related that the IRC wanted to meet with the board before the September meeting.

Nominating Committee: Director Ira Matney advised the board that he will not be seeking election next year. Secretary Ish reminded the board that we usually set dates for both budget requests and the required annual meeting mailings at the September meeting.

SBG: No report

Security Committee: President Roland reported that the front exit gate openers will be installed 8/23/16.

Social Committee: No report, but the board decided to have an open meeting before the Saturday, Oktoberfest picnic. The meeting will be 3:30 PM at the clubhouse and the picnic 5:00 PM at Cascade Creek.

RFC: Board liaison Al Hoppensteadt reported that the RFC wants to close the pool and hot tub 9/11/16.

Motion by Ish, seconded by Hoppensteadt to closed the pool on Sunday, September 11, 2016 at sundown. All in favor, motion passed.

Director Matney reported that a few people have requested a grill in the pool area. President Roland offered to see what other communities offer.

Financial Committee: Board liaison Al Hoppensteadt started a discussion on the pros and cons of updating the entrance side of the front gate computer and opener motors. Reasons for replacing the system now are that it is twelve years old, a limited amount of numbers can be programmed in, and it will be more compatible with the newer model on the exit side. Reasons against are that the front gate is working fine now, requiring only about \$150/yr. maintenance, and the limited number of numbers that the computer can handle is still more than enough for our community at this time. The board will ask the advice of the exit gate installer, but at this point is inclined to wait until it is needed to be replaced.

President Roland asked for Old Business reports:

- An open meeting will be held at the clubhouse on Saturday, 3:30 PM, October 1, 2016. The annual meeting will be held at the Southmont Firehouse on Saturday, 7:00 PM, January 28, 2017. It was decided that each new board can decide how many open meetings to have and when to hold them, although it appears that many of the members did not like the Saturday afternoon experimental time.
- The secretary was directed to send a copy of the Planned Communities Act (NC GS 47F) to all directors and to see if 47F is successfully adopted at the annual meeting, would there be a need for a motion to change the directors' terms of office to January 1 to December 31.
- Action List (Items not already discussed in committee reports)
 - a) Snow removal: The board discussed a couple of options. These included placing sand barrels at certain locations on the mountain or one large covered sand pile at the boat yard storage area for our landscaper to use. Also suggested was compiling a list of volunteer drivers that have 4-wheel-drive vehicles.
 - b) Docks #2 and #3: They have been pressure washed; Hoppensteadt will get a quote to clean Dock #1.

President Roland asked for New Business reports

- There was a general discussion on why Cedar Management Group charged \$300.00 to release closing financial statements to real estate attorneys. Hoppensteadt will ask for an explanation but advised the board that the \$25,000 we pay Cedar Management Group for the services we receive is still a bargain. The secretary was directed to find the original contract that was negotiated by the 2008 HOA Board of Directors.

At this time the board went into executive session to discuss ARC issues and legal advice concerning fines, vandalism and trespassing.

At 11:34 AM President Roland called to adjourn the meeting, motion by Roland, seconded by Hoppensteadt, all in favor. Motion passed.

The next HOA regular open board meeting is September 22, 2016
Respectfully submitted, Curtis Ish, Secretary HOA