

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, December 15, 2016  
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

**Closed workshop:** Jim Kelley, representing Security Committee; Joel Shanus and Tony Freeman, candidates for the 2017 Board of Directors election, were invited to attend.

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

**President Roland called the meeting to order at 10:03 AM.**

**Motion by Ryan, seconded by Hoppensteadt** to approve the minutes of the November 17, 2016 meeting as submitted. All in favor, motion passed.

**President Roland** invited Jim Kelley from the Security Committee to report on that committee's recommendation for installing four front gate security cameras. Mr. Kelley reported that fellow committeeman Tom Shepler was able to see a demonstration of a setup using the Clinton Electronics HD Camera System. Mr. Shepler was very impressed of the quality for the price that the setup cost. The cameras would be leased and installed by Protection 1, Charlotte, NC. They recommended this brand but would not guarantee facial recognition and license plate resolution capture. The company stated that for that guarantee a much more expensive system would be needed, but they felt that this system would be more than adequate for our needs. The cost of the lease with a service plan would be a \$1,400.00 installment fee and \$100.00 per month for 5 years. Directors Ryan and Matney asked if the lease could be discontinued after a two-year period. Mr. Kelley will find out and report back.

**Motion by Hoppensteadt, seconded by Matney** to accept a proposal from Protection 1, Security Solutions, Charlotte, NC to install four Clinton Electronics HD Camera Systems and recorder. The fee will be \$1,400 due pre-installation and \$99.97 per month for 5 years. The HOA will have the option of ending the lease with no further payments or penalties if dissatisfied after a period of two years. It is understood that this motion is invalid if these conditions are not agreed to by both parties. All in favor, motion passed.

**President Roland asked for committee reports by the BOD liaisons.**

ARC: Board liaison Charlie Ryan reported that there was little to report at this time.

Communications Committee: Board liaison Curtis Ish read the monthly prepared CC report. There were no current problems.

Firewise Committee: Board liaison Curtis Ish reported that by today all wood will be picked up. Those participating are very pleased with the cleanup done by Shawn Smith. Treasurer Hoppensteadt will write a check for \$3,800 (already approved) which will be reimbursed by NC Firewise Communities/USA®.

IRC: Board liaison Ira Matney made the following recommendations for monies remaining in the IRC's 2016 landscaping budget:

1. Finish the rip rapping of the Tranquility Lakes Road drainage ditch on the upper side of the road for \$1,675.00
2. Build up the shoulders with compacted soil around all of the rumble strips for \$1,500.00
3. Cut and remove trees around the tennis courts for \$800.00
4. Scrape and kill off the grass in the boat yard storage area for \$1,200.00
5. Cut back and remove tree limbs hanging over the road on Mistral and Sirocco Roads for \$1,200.00

6. Clean out leaves from all roadway drainage ditches for \$1,500 to \$2,500.00  
Matney further reported that he had two quotes for the interior painting of the clubhouse. Both quotes were for \$5,600.00 but Campbell Residential, LLC offered to paint every room in the clubhouse including the restrooms and ceilings downstairs and all rooms on the main floor.

**Motion by Matney seconded by Hoppensteadt** to have Campbell Residential, LLC, Raleigh, NC paint the clubhouse interior for \$5,600.00. All in favor, motion passed.

The IRC will leave it up to the RFC to decide the color and timing of the project. Matney continued his report with the sand barrels. President Roland recommended we purchase six outdoor boxes from Home Depot. The board was in favor of this container to hold the sand. Lastly, Matney reported that a "No Soliciting" sign would cost \$25.00. The board instructed Matney to get the sign. Matney furthered reported that the north corner of the tennis court has dropped at least 1 inch since last measured and the middle cracks are widening. The board will have an engineer inspect and advise.

Director Matney excused himself from the remainder of the meeting at 10:45 AM.

Nominating Committee: Board liaison Roland introduced the two candidates that have volunteered to run for and serve on the 2017 HOA Board of Directors in addition to President Roland, Hoppensteadt and Ish. They are Joel Shanus and Tony Freeman.

SBG: Board liaison Curtis Ish reported that the winter flowers (pansies) have been planted and four swags have been hung at the gate house. Ish also reported that the wasp nests have been removed and the fascia board replaced.

Security Committee: Board liaison Charlie Ryan stated that the only current issue was already discussed in detail by Jim Kelley at the opening of the meeting.

Social Committee: Board liaison Alex Roland reported that the caterer refunded the deposit check with no explanation for why she did not supply the holiday meal as contracted. Roland also reported that two members of the committee have resigned, and the committee is looking for replacements. The board will advertise this and other committee openings at the annual meeting.

RFC: Board liaison Al Hoppensteadt will coordinate the clubhouse painting with the painters but asked that the proposed vents that the board wants to be put in the clubhouse office wall be installed first.

Financial Committee: Board liaison Al Hoppensteadt reported that he expects November's line items to come in as budgeted. He will send us a report when Cedar Management Group sends the monthly tally. The approved transfer of \$250,000.00 into a new General Reserve will be done this afternoon.

**President Roland asked for Old Business reports:**

- The annual letter has been sent to Cedar Management Group for mailing by Friday, 12/16/16. The proxy will be on different colored paper to stand out better.
- President Roland asked that the following motion be approved:

**Motion by Ish, seconded by Roland:** 17. Few assets of The Springs are as precious to our community as our trees. It is the general policy of The Springs HOA to preserve as many healthy trees as possible in our community and to encourage the nurturing of new trees, consistent with safety, residential development, and aesthetics. Except within the building site on individual properties (within 30' of the main dwelling), no trees of any kind in excess of 6" in diameter at 3 feet

above ground level may be removed anywhere on the lot without prior approval of the ARC. Dead trees may be removed anywhere on the lot, but these must be clearly marked and approved by the ARC prior to cutting. Variances may be requested for reasons such as drainage field, driveway, or siting of wells and septic fields. The ARC will consider requests to remove a small number of trees (normally less than ten) to enhance the scenic view from the property. Residents who disagree with the findings of the ARC on any of these issues may appeal their requests to the HOA Board. Except in extraordinary circumstances, topping of trees will not be authorized. All in favor, motion passed.

President Roland will ask the ARC to keep a list of who gets approval to remove a few trees for the view and not let them ask again in the future.

- **Action List** (items not covered during committee reports):
  - a) Bill Conrad will spray paint the opening and closing bars on the front gates (low priority).
  - b) A discussion continued on the deteriorating tennis courts. President Roland called Donnie Apple and is waiting for a call back. Hoppensteadt is trying to get advice from a road expert.
  - c) Licensed engineer Tom Shepler advised joist blocking and filling in missing nails on the hanging straps for the clubhouse decking. Overall, the deck looked in good shape.
  - d) President Roland will contact a local plumber to check and give recommendations on solving the problem of lack of hot water in the ladies restroom on the first floor clubhouse level.
  - e) Instead of putting a post in to stop wrong-way traffic at the front gate exit, it was suggested to use a concrete planter. Ish will investigate.

**President Roland asked for New Business reports:**

**Motion by Hoppensteadt, seconded by Roland** to pay Shawn Smith \$3,800.00 for Firewise cleanup, all in favor, motion passed.

**Motion by Roland, seconded by Ryan** to authorize Bill Conrad to hire a contractor to work with him in adding additional support to the clubhouse deck at \$200.00 per day. The estimated time for the project completion is two days. All in favor, motion passed.

- Secretary Ish read the following out-of-meeting motions into the minutes:

**Motion by Hoppensteadt, seconded by Ish**, to transfer \$250,000 from the Cedar Management Group accounts instead of the already approved \$225,000 to the newly established General Reserve fund in order to take advantage of higher interest rates. (12/2/16) All directors responded yes, motion carried.

At this time the board went into executive session to discuss conversations with our attorney. Mr.'s Shanus and Freeman excused themselves from the rest of the meeting.

**At 12:13 PM President Roland called to adjourn the meeting**, motion by Ryan, seconded by Ish, all in favor, motion passed.

The next HOA regular workshop board meeting is 10:00 AM, January 19, 2016.  
Respectfully submitted, Curtis Ish, Secretary HOA