

**THE SPRINGS AT HIGH ROCK LAKE
HOME OWNERS ASSOCIATION
ANNUAL MEETING
21 JANUARY 2016
7:00 PM**

HOA Board President Ira Matney called the meeting to order at 7:06 pm. He then introduced the other Board of Directors (Board) members present: Al Hoppensteadt, Alex Roland, and Charles Ryan. Director Curtis Ish was absent, but was available by telephone.

President Matney reviewed the Board's activities in 2015, stressing the steps that had been taken to maintain the community's roads, infrastructure, and recreational facilities as The Springs begins to show some signs of aging, and the significant improvement that had been achieved in The Springs' beautification program. Then all the Board members summarized the activities of the committees to which they serve as liaison. Charlie Ryan reported for the Architectural Review Committee that six new homes were in various stages of building or preparation and that the committee had encountered no major problems during the course of the year; the guidelines are being followed. For the Security Committee, Ryan reported a couple of minor incidents during the year and a new system within the committee of rotating the chairmanship. He also reported that it had been discovered during the current week that the chain to the boat storage facility had been cut. He asked that people with property in boat storage check for damage or theft. Alex Roland reported for the Social Committee that 2015 events were uniformly successful, relying on joint chairs of the committee and rotating pairs of committee members heading up each event. A Super Bowl party will be added this year at the clubhouse on 7 February. For the Nominating Committee, Roland reported that four community members had contacted the committee this year about running for the Board and two had stood for election. Matney reported on behalf of Curtis Ish that the major Firewise projects have been completed. Matney noted that Curt Ish had secured for The Springs \$48,000 worth of installations and improvements at a total cost to The Springs of less than \$4,000—eliciting a round of applause for Ish in absentia. Matney also reported for Ish that the Web and Communications Committee maintained its stellar level of service to the community. Matney then reported for the Infrastructure and Roads Committee, noting that several maintenance jobs had been completed during the year and that a program of patching and surface treatment of worn sections of The Springs roads would begin in 2016.

Al Hoppensteadt then reported on the Recreational Facilities Committee. He noted some major initiatives in 2015, including reorganization of the boat storage area, allowing property owners to rent slips at docks 2 and 3, change in the clubhouse reservation policy, introduction of a new pool access system, repair of the hot tub leak, resurfacing of the pool area, addition of a bench at Tranquility Lakes,

and monitoring of the tennis courts to evaluate the need for shoring them up. Roland added a report on a nature trail behind the clubhouse. An ad hoc committee is exploring this possibility, but Roland has grown skeptical after trying to lay out a path on the very steep slope. His committee will revisit the project and report back to the Board. Hoppensteadt then reported on maintenance for the clubhouse. A contractor has been selected to refinish the floors, but multiple leaks in the roof forced deferral of that project until repairs can be made. A contractor has been selected to install a metal, standing-seam roof with a forty-year warranty for \$52,000. The roofing contractor will also be asked to make recommendations on the cupola and any other roofing issues discovered in the course of the roof installation. Lynn Shepler recommended that the Board consider repainting the inside of the clubhouse while this other work is being done. It is expected that the clubhouse will be available for reservations by the end of March. At that time the new pricing system will go into effect: \$125 per day for parties smaller than 26 people; \$250 for larger parties.

A question from the floor raised the issue of damage to the grounds at the front of The Springs. Matney reported that the problem has been reported to the Department of Transportation (DOT) and repairs are on their list. Another question asked about a street sign on Route 8 for Healing Springs Drive. The Board reported that DOT would not put up a sign but it might put up a warning sign for an approaching turn. There may be some opportunity to add a street sign to this or another sign in the future.

Al Hoppensteadt then reported on the Finance Committee and presented the 2015 financial report and the 2016 budget. After explanation of the data and answering of questions, Hoppensteadt waved aside an attempt from the audience to recognize his tireless work on behalf of the community.

The meeting then turned to election of officers. Though a quorum was not present, the election was nonetheless held. The five members of the Board stood for re-election. Also, two additional candidates stood for election: Joel Shanus and Danny Myers, who introduced themselves to the members in attendance. The current Board members were re-elected, with thanks to all in attendance and to the two other candidates.

Matney asked for opinions on moving the annual meeting to Saturday morning, instead of a weeknight, to facilitate attendance by non-resident property owners. Some support for the idea, and no opposition, was voiced.

The availability of committee sign-up sheets was announced.

In the absence of questions from the floor, the president adjourned the meeting at 8:23 pm.

Respectfully submitted,

Alex Roland
Secretary pro tem