

**Minutes of The Springs at High Rock, Inc., HOA Meeting, January 19, 2016
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Members present: Al Hoppensteadt, Ira Matney, Alex Roland, Charlie Ryan

President Ira Matney called the meeting to order at 9:04 am.

Approved amended minutes of December 9 meeting.

Committee reports/updates from Board liaisons

ARC (Ryan): Nothing to report.

IRC: Matney reported completion of several IRC items on the Action List. The wording for signs establishing length limits for vehicles on Boulder Ridge Road and Tranquility Lakes Road has been finalized. A new solution for rumble strips around bends in The Springs' roads has been found: concrete rumble strips that will be less expensive than the stone strips previously installed. We need only to identify and mark the spots needing them. The survey of Boulder Ridge Road has been completed. Speed bumps have been painted and the single lane on Boulder Ridge has been marked.

NOMINATING COMMITTEE: Roland reported that two candidates, other than the board members standing for re-election, have come forward. Joel Shanus has been cleared to stand for election and will be announced in the newsletter. Danny Myers has submitted his candidate profiles and awaits certification. He can always be nominated from the floor if his clearance is not completed in time to appear in the newsletter.

FIREWISE: NO REPORT

COMMUNICATIONS: NO REPORT

SOCIAL COMMITTEE: No report, except new business on a Super Bowl party in the clubhouse.

SECURITY: Report from Ruth Howard that the chain on the gate to boat storage was cut last night. Ruth is inspecting for losses or damage. Put notice in newsletter for people to check their property. The Security Committee is reviewing all security procedures.

FINANCE: Hoppensteadt distributed the revised December report. We have excessive cash on hand; should move some to reserves after annual meeting. Hoppensteadt also distributed copies of the annual financial report that he will present at the annual meeting.

OLD BUSINESS

1. Signage for docks. Roland proposed that new signage for the docks should be stenciled on the walkways themselves. The signs should read: "No diving. Underwater hazards." Ira moved. Charlie seconded. Approved. Roland will get the stencils and arrange to have the warnings placed appropriately on the docks.

2. Ira moved that the proposal by Stewart Grubb to "remove existing shingles and replace with new standing seam metal roofing" for \$52,000 be accepted. Roland seconded. Motion approved

unanimously. Mr. Grubb will be asked to make a recommendation on repairing, replacing, or removing the cupola. He will also be asked for other recommendations on additional repairs or replacements and on measures to be taken to keep birds from perching on the roof.

3. It was agreed that the board will raise at the annual meeting the proposal to move the annual meeting to a Saturday morning to make it easier for non-resident property-owners to attend. The board will consider the results of that discussion at its next meeting.

4. It was agreed to draft an amendment to The Springs by-laws providing that the annual meeting will be held at a time and place of the board's choosing. Terms of office for newly elected or re-elected board members will begin two months after the election. Roland will draft the amendment and have it ready for the annual meeting, in case there is a quorum present.

ACTION

Matney moved approval of new signage on vehicle-length limitations for Boulder Ridge Road and Tranquility Lakes Road. Roland seconded. Proposed signage approved.

NEW BUSINESS

Roland reported that Ken Vander Schaaf seeks approval for the Social Committee to host a Super Bowl party at the clubhouse on 7 February. This will be modeled on the successful college basketball championship party hosted there last year. It was agreed that work on the roof, which might be under way by then, would not preclude holding such an event in the clubhouse, and that approval of such an event would not be an unfair exception to the closing of the clubhouse to rentals until the roof repairs and floor refinishing are completed. This is a free, community-sponsored event open to all property-owners, not a private rental.

President Matney adjourned the meeting at 10:35.

Respectfully submitted,

Alex Roland
Secretary pro tem