

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

Closed workshop, no members of the public invited

Directors in attendance: Ish, Roland and Ryan

President Roland called the meeting to order at 10:07 AM.

At this point President Roland asked that we go into executive session to discuss the need for possible legal action concerning one of our members.

A second topic covered before committee reports were given was a report by Secretary Ish on the progress of the front exit gate repair. Ish reported that a contractor tried to enter through the exit gate before it closed and severely damaged it. Quotes have been submitted to the contractor's insurance agency for the repair of the damaged gate, adjacent stone pillar repair and both openers that open both exit gates. The board wishes to thank the community resident who reported the incident and volunteered to be a witness to the investigating sheriff's deputy.

At this point there was some discussion about future upgrades to the entrance side of the gate system.

President Roland asked for committee reports by the BOD liaisons.

ARC: No report, but at the next meeting the board plans to meet with the ARC to discuss enforcement of the tree cutting policy. Board liaison Charley Ryan reported that there is a lot (12 TL-50) with no possible access into The Springs community. The only entry to or from the lot is the entry road into New Harborage (before their gate). This lot is currently for sale and a member asked if ARC regulations affected this lot. The board thought they do, since it is within The Springs plat maps and subject to all covenants, restrictions and bylaws.

Communications Committee: Board liaison Curtis Ish read a report on the activities of the committee since their last report. Ish further reported that the links to the original main three covenants on the Downloads page have been redacted and are still word searchable. Two additional links have been added: a complete download of all original 17 restrictive covenants and a brief summary index describing the restrictions.

Firewise Committee: Board liaison Curtis Ish reported that Joel Shanus has volunteered to serve on the committee. Ish was very appreciative that a former NYC fireman would give his time and expertise to this important committee. Ish further reported that he expects to hear shortly whether NC Firewise will give us a 2016 grant.

IRC: No report

Nominating Committee: No report

SBG: No report

Security Committee: Board liaison Charlie Ryan reported that the committee met this AM (4/19/16). A security consultant from Charlotte visited the site and will recommend three different camera systems

to consider for our front gates. Approximate cost including the consultant's fee is expected to be about \$4,000.00

Social Committee: President Roland reported that the July 4th picnic went very well, but the committee was disappointed in the turnout.

RFC: Board liaison Hoppensteadt is on vacation, but the board discussed the problem of the continual breakdown of the pool card swipe entry computer. President Roland reported that our maintenance man has suggested that the room that the computer is stored in may be too hot for proper function. The board will see if air conditioning will remedy the problem. Roland also reported that the pool gate will have a child safety opener installed, so that we will not have to rely on the computer card closure system for child pool safety.

Financial Committee: No report

President Roland asked for Old Business reports:

- Director Curtis Ish gave a report on the rumble strip installation. The original time table was to dig the holes in the morning and have them filled with 8 inches of high-pressure concrete in the late afternoon, but the first hole dug came across a telephone line 4 inches below the surface. This slowed the project and the remaining holes were dug very carefully. The holes were filled the next day and capped with mortar and stone. Four additional feet were added to the bid to prevent unwanted water run off on the grass shoulder.
- Action List (Items not already discussed in committee reports)
 - a) Snow removal: President Roland will draft a snow removal policy letter this summer.
 - b) Warning signs at Docks #2 and #3: have been painted and are in place
 - c) Truck length limit signs: have been installed on Boulder Ridge Drive and Tranquility Lakes Trail.

President Roland asked for New Business reports

- Read the following out-of-meeting motion into the minutes

Motion by Roland seconded by Ish, to allow Randy Sells to install approximately 218 linear feet of rumble strips in designated areas throughout the community for a price of \$30.00 per linear foot. All in favor, motion passes (Hoppensteadt was out of the country but voted in favor before leaving, if the price quote was accepted by Sells).

- **Motion by Roland, seconded by Ish** to thank the Social Committee for another job well done with the July 4th picnic on July 2, 2016 at the clubhouse. All in favor, motion passed.

At 11:37 AM President Roland called to adjourn the meeting, motion by Roland, seconded by Ish, all in favor. Motion passed.

The next HOA workshop board meeting is August 22, 2016.

Respectfully submitted, Curtis Ish, Secretary HOA