

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, June 4, 2016  
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

**Open meeting, public invited:**

There were eight residents in attendance:

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

**President Roland called the meeting to order at 1:05 PM.**

**Approve minutes as submitted of the May 19, 2016 workshop meeting.** Motion by Ryan, seconded by Ish, all in favor motion passed.

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

ARC: Board liaison Charlie Ryan reported that there are currently six residences in various stages of construction.

Communications Committee: Board liaison Curtis Ish read a report on the activities of the committee since their last report. Ish gave an update on getting the complete, unedited, original copy of our covenants and an index guide to them on the website for easier referencing. There are 386 newsletter subscribers and 114 blog users. Committee chairperson Joyce Ish also reported that the board's summary minutes have a more easily noticed link on the website's Home page.

Firewise Committee: Board liaison Curtis Ish reported that an \$8,000 grant has been applied for. If we receive the grant, the money will be used for wood debris cleanup in the fall and more gravel for our emergency fire exit road. The maximum amount that the HOA can apply for is \$8,000. Ish further stated that if we do get the grant, we will place limitations on the diameter size of the wood debris that can be hauled away. He also reported that the committee is now down to one person. If there are any members that would be interested in serving on this worthwhile committee, please contact Ish.

IRC: Board liaison Ira Matney reported that three-quarters of the 2¼ mile repaving contract has been completed. There was some discussion about bringing the shoulders up to level with the new paving. Matney reported that there is a machine specifically designed to do this. He will look into price and vendors. Matney also reported that the IRC will have the curves marked for the rumble strips next week. The current bid is \$30.00/ linear foot. Matney pointed out that the original strips cost \$40.00/foot. A resident asked about painting the clubhouse interior. David Stephens said that the RFC has received complaints about the stained walls from members wanting to use the clubhouse for private parties. Matney responded that getting painting quotes at this time of year will be more expensive, and the board wanted to make sure the new roof is not leaking before refurbishing the interior walls and floors. The current quote Matney had for the interior painting is \$5,500. Matney would like to get a quote for \$3,200 in the fall.

Nominating Committee: No report

SBG: Board liaison Curtis Ish reported that the front entrance well, pump and pressure tank are all working. The board thanks Jim Johnson for managing this repair problem.

Security Committee: Board liaison Charlie Ryan gave a summary of the steps that the committee has taken since the theft and vandalism that occurred at the boat yard storage area. They included a stronger chain, overhead lighting at the gate and a pole for a soon-to-be-installed security camera. Signs warning of continual monitoring have been received and will be installed in the next couple of

days. Ryan also reported that the sheriff's stops will start tonight at the front gate. Jim Kelley will represent the board and have car stickers for anyone who is a member but doesn't have a sticker.

Social Committee: President Roland reported that the Social Committee is working well and getting ready for the Fourth of July picnic which will be celebrated on July 2, 2016 this year.

RFC: Committee chairman David Stephens reported that the pool and hot tub are open and the startup problems with the pool gate computer have been fixed. The RFC, along with the board, is watching the worsening cracks on the tennis courts. Stephens warned the board that they will be an expensive repair that may be needed sooner than expected. He further reported that the Tranquility Lakes walk-over bridge has been painted. Stephens then brought up for discussion the idea of developing more recreational space at Cascade Creek as a relief for the limited space that the clubhouse offers as more homes get built in the community. Finally, Stephens asked the Communications Committee to write an article asking residents to stop leaving dirty diapers and left-over food in the pool trash cans. Garbage is not picked up at the clubhouse on a daily basis causing a very unpleasant odor for the next member. Director Matney asked that the broom and dust pan be replaced on the outside pool wall where it was last year to encourage spilled snacks being picked up.

Financial Committee: Treasurer Hoppensteadt explained his monthly report sheet to the public. He emphasized that of the \$130,000 uncollected assessments, 70% were from nineteen long-time delinquents. He went on to explain that we are in good control of our budget so far this year and even with the large expenditures, we still have healthy reserves to count on. A resident thanked the Finance Committee for the very competent job that they do. Hoppensteadt also thanked Jim Kelley and Ruth Howard for their time spent auditing the bank accounts that the reserves are kept in.

### **President Roland opened the meeting to the public for questions or comments:**

A resident suggested that due to the poor turnout at this Saturday 1 PM meeting, the board consider going back to an evening meeting time. He also asked that we have at least three open meetings during the year in addition to the annual meeting. President Roland stated that he will report to the membership on the poor Saturday attendance and ask if there is a better time to have a public meeting. Another resident suggested that the board meet when it is most convenient for the board members, since they are the ones doing all the work. It was also reported that the board is planning another open meeting this year perhaps in conjunction with the Oktoberfest. Social committee person Liz Roland supported that idea.

David Stephens reported that the community docks are being used. Currently there are three members signed up for June.

Director Ryan asked for a discussion with the public about the interpretation of the covenant rule concerning the cutting down of trees greater than 6" in diameter needing permission from ARC. Tony Freeman, who is an ARC committeeman, was concerned that we have prevented tree cutting for the purpose of improving the view in the past and if we reverse that policy, many members will be upset that they were unfairly prevented when they were building their homes. Director Matney opined that improving the view will increase the value of the property, which is one of the purposes of ARC in the first place. President Roland stated that the board plans to meet with ARC to discuss this policy and will ask for community opinions before any policy changes.

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

- Action List (Items not already discussed in committee reports)

- a) Dock "No swimming" signs: The board has been waiting for the vendor to start on a home site with his power washer and then do the decks before stenciling warning on decks. It was decided that with the swimming season upon us, we go ahead with the warning signs without waiting for the power washing.
  - b) Snow removal: President Roland will draft a snow removal policy letter this summer.
  - c) Letter from ARC warning of unauthorized construction: BOD liaison, Ryan will ask ARC for an article for the newsletter.
  - d) Ask Cedar Management Group to advise real estate closing attorneys to warn buyers that there are covenants, restrictive covenants, easements, conditions and bylaws attached to each deed: After some discussion it was decided that the best chance for a home buyer to realize there are C,RC,E,C and B that run with the land, is that Cedar Management Group warn the prospective buyer's attorneys of such when they call to find out if there are any liens or unpaid assessments. Hoppensteadt will follow up on this.
  - e) "No Soliciting" sign at the front entrance: To be done.
- The board approved letting the secretary try to rent the Southmont Fire Station for an annual meeting on Saturday, January 28, 2017.
  - The board thanked Ken Vander Schaaf on behalf of the community for updating The Springs Directory

**President Roland asked for New Business:**

- President Roland thanked the Social Committee for the excellent job done with the Ice Cream Social

**At 2:46 PM President Roland called to adjourn the meeting,** motion by Roland, seconded by Ryan, all in favor. Motion passed.

The next HOA workshop board meeting has not been scheduled yet.

Respectfully submitted, Curtis Ish, Secretary HOA