

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

Closed workshop, no members of the public invited

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

President Roland called the meeting to order at 10:02 AM.

Approve minutes as submitted of the March 16, 2016 and April 21, 2016 workshop meetings.
Motion by Ish, seconded by Ryan, all in favor motion passed.

President Roland asked for committee reports by the BOD liaisons.

ARC: Board liaison Charlie Ryan reported that a resident with a home under construction wishes to cut more trees down to improve the property's view (name and address in the executive session minutes). Current ARC policy does not allow this just to improve the view. Ryan asked if the board still wants to follow this strict interpretation of the rule that prevents cutting trees greater than 6" in diameter down. It was decided that we will meet with the ARC to discuss the ambiguities of our covenants concerning this issue and when it should be applied. Ryan also wanted a better policy for informing new residents of the restrictive covenants, bylaws and ARC rules when buying existing homes. It was suggested that we should ask Cedar Management Group to inform the buyer's attorney that there are restrictive covenants, bylaws and ARC rules to follow along with the other financial closing statements of the real estate transaction.

Communications Committee: Board liaison Curtis Ish read a report on the activities of the committee since their last report. The committee has purchased a security certificate for our website. Minor problems that occurred have been solved, everything is running smoothly.

Firewise Committee: Board liaison Curtis Ish reported that there was an article in the newsletter advertising for more members. Jim Kelley and Jerry Parish have stepped down from the committee and the board thanks them for their years of service in helping the committee get started.

Motion by Ish, seconded by Hoppensteadt to allow the Firewise Committee to apply for an \$8,000.00 grant for wood debris pickup by a professional tree service and to have more gravel put down on the emergency fire road with the remainder of the grant. All in favor, motion passed.

Director Matney asked the committee to specify the rules: where the wood debris is to be placed for pickup and no logs more than 6" in diameter will be allowed. The committee agreed to do so.

IRC: Board liaison Ira Matney reported that the alternative rumble strip construction (stronger, less concrete with rebar) was not that much cheaper when the extra expense of labor needed was factored in. IRC is recommending the original design which is working well in our community. IRC is putting together a list for their placement. Matney hopes that the strips will be in before August so we can seed around the finished strips. Matney then showed the board the pictures of the signs that he was directed to get at the last meeting for truck length on Boulder Ridge Road and Tranquility Lakes Road. Matney suggested that the signs be mounted on the stop signs at the beginning of the roads. The price for the No Soliciting sign will be obtained next month. Matney further reported that the IRC wants to introduce a vendor to fertilize and overseed the shoulders on our roadways four times per year. The board declined the vendor's offer at this time.

Nominating Committee: No report

SBG: Board liaison Curtis Ish reported the flowers at the front gate and entrance are in and Mother Nature has helped get them well watered to start. President Roland asked about resident Jim Johnson's suggestion of a stone lined drainage ditch along Route 8 south. After some discussion it was decided that the area in question was on the DOT's right of way, and all we could do is ask for a better drainage than what we have now. The DOT has already inspected the problem and has promised to fix it someday. President Roland said that IRC is considering some options for the problem, and if there are any, the board will refer them to the DOT.

Security Committee: Board liaison Charlie Ryan reported that Energy United installed the overhead light at the boat yard storage area gate and it is working well. He also reported that the pole for the security camera is up and a solar-powered camera will be mounted soon. Ira Matney showed the board the signs that will be posted at the storage area. Ryan also reported that in June they will start the entrance stops by sheriff deputies inside the front gate.

Social Committee: President Roland reported that the Social Committee is working-well and is very well organized for the upcoming planned events.

RFC Board liaison Al Hoppensteadt reported that the pool and hot tub will be inspected next week, but everything is set to go for the Memorial Day weekend opening. Hoppensteadt reported that the tennis courts cracks are deteriorating at a very fast pace. Director Ryan added that now the middle of the tennis court seems to be affected instead of the far end. Hoppensteadt will measure the depth of the cracks as well as the width.

Financial Committee: Treasurer Hoppensteadt listed the accounts from which he took the money for the roof replacement as well as where he plans to get the road repaving money from. Most of the money is coming from accounts earning little or no interest. Hoppensteadt will send us the March expense report when he has had a chance to break it down.

President Roland asked for Old Business reports:

- Action List (Items not already discussed in committee reports)
 - a) Letters to ARC violators: Discussed in executive session
 - b) Dock "No swimming" signs: Awaiting power washing of decks before stenciling warning on decks.
 - c) Snow removal: President Roland will draft a snow removal policy letter this summer.
 - d) Helicopter landing zones: Ish reported that the EMS helicopter pilots inspected our community and denied any area for a safe landing zone. They said that the zone must be well lit, 100' in diameter and not subject to winds and fog. All of which made any area in The Springs too dangerous for a landing site.
 - e) Letter from ARC warning of unauthorized construction: BOD liaison, Ryan will ask ARC for an article for the newsletter..
- President Roland asked if we should be getting another bid for painting the clubhouse interior. Director Ish suggested that we wait until the new roof has gone through some heavy rain and windstorms before we spend money on the interior.

Motion by Matney, seconded by Ish to replace the well pump and install an aboveground pressure tank at the front entrance. Pump repair will be by John Honeycutt for \$2,500.00. All in favor, motion passed

President Roland asked for New Business reports

Motion by Matney, seconded by Ryan, that the HOA Board of Directors approves the use of the roadways in The Springs at High Rock for the Tour de Kale charity event on Saturday, June 18, 2016. It is understood that the board assumes no responsibility for any damages that occur and that there will be no trespassing on any other date. All in favor, motion passed

- There was discussion on whether we should schedule the rest of the open meetings on a weekend. It was decided that we will wait until the June 4, 2016 meeting and ask the attendees. President Roland will write an article about the weekend meeting date and ask for feedback from those that did not attend.
- President Roland reported that he, the secretary and the Communications Committee are working to get the complete unedited Restrictive Covenants to The Springs Subdivision on our website. Hopefully, it will have word search ability as well.
- In a related subject, President Roland asked the CC if it would be possible to change the title of the "Downloads" link to "Documents". The CC said it will be doable and will be discussed with the listing of the Restrictive Covenants

At this point the board went into executive session to discuss personnel problems.

At 11:47 AM President Roland called to adjourn the meeting, motion by Ish, seconded by Matney, all in favor. Motion passed.

The next HOA regular open board meeting is scheduled June 4, 2016 1:00PM at the clubhouse.

Respectfully submitted, Curtis Ish, Secretary HOA