

**Summary Minutes of The Springs at High Rock, Inc. HOA Meeting  
November 17, 2016  
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

**Closed workshop, no members invited**

Directors in attendance: Hoppensteadt, Ish, Roland and Ryan; absent, Matney.

**President Roland called the meeting to order at 10:05 AM.**

**Motion by Hoppensteadt, seconded by Roland** to approve the minutes of the August 31, 2016; September 28, 2016 and October 1, 2016 meetings as submitted. All in favor, motion passed.

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

ARC: Board liaison Charlie Ryan reported that several community members have asked him about the new tree cutting policy. President Roland reported that ARC responded to the board's tentative policy with a suggestion that a member's request to remove a few trees to improve the view be recorded to avoid repetitive applications in the future. Director Hoppensteadt suggested we approve the policy at our December meeting, publish it in the newsletter and have discussion at the annual meeting if the membership so warrants.

Communications Committee: Board liaison Curtis Ish read the monthly prepared CC report. The committee reported that all is going well. The committee will change the title of Downloads to read Documents on our webpage after the annual meeting.

Firewise Committee: Board liaison Curtis Ish reported that the third water storage tank is up and working. We are waiting for the Forestry Service to be available from fighting forest fires in western NC to fill the tank with their tanker.

IRC: Board liaison Ira Matney was absent. There was no report given.

Nominating Committee: Board liaison Roland reported that so far only one member has volunteered to serve on the Board of Directors and has submitted his candidate form. President Roland also said that the committee is contacting those who expressed an interest last spring to see if they are still willing to run.

SBG: Board liaison Curtis Ish reported that winter flowers will be planted tomorrow. Ish also reported that a resident who has a NC electrician's license will install the necessary wiring for the planned gatehouse lanterns.

Security Committee: Board liaison Charlie Ryan reported that the committee is still investigating cameras at the front gate. Director Hoppensteadt reminded the board that we should only approve the expense if it can be proved by demonstration that the cameras clearly capture license plate numbers.

Social Committee: Board liaison Alex Roland reported that the holiday party has about 80 people signed up already. There was some question of member (no charge) versus guest (\$20 charge/person) and who qualifies. The board recommended only members and their immediate family living with them be considered a non-paying member and all others be considered guests. If

there is a problem, the board will write a policy for future dinners. At this point, there was discussion of complaints by a member that is recorded in Executive Session minutes.

RFC: Board liaison Al Hoppensteadt reported that the clubhouse office will have vents inserted by Bill Conrad and also have the windows tinted to reflect the sun. Hoppensteadt also reported that the cupola has been sealed, so we can go ahead with the painting and floor refinishing plans. President Roland asked that we look into wire roof guards to keep the buzzards off the roof. Hoppensteadt will also get in touch with IRC to get paint quotes and try to get the clubhouse painted within this year's budget.

Financial Committee: Board liaison and Treasurer Al Hoppensteadt reported that October's line items came in as budgeted. Hoppensteadt then reported on the committee's recommendation for the 2017 annual budget. He reported that the budget is basically the same as 2016's. He also reported that the IRC made several suggestions for shoulder repair and road sealing, but he is advising waiting at this time. The Finance Committee recommended creating a new reserve called General Reserve. This will take the money out of Cedar Management's accounts and allow us to get some interest for money that we do not expect to spend this year.

**Motion by Hoppensteadt, seconded by Roland** to transfer \$200,000 from Cedar Management's cash on hand accounts to the HOA's new General Reserve account. All in favor, motion passed.

**Motion by Roland, seconded by Ryan** to accept the 2017 annual budget as submitted by the Finance Committee. (See appendix #1 for a copy of the budget). All in favor, motion passed.

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

- The annual letter has been completed. President Roland will send out a copy to board members for approval or suggestions.
- Action List (items not covered during committee reports)
  - a) Sand barrels and sand are awaiting Director Matney, who will supply the items.
  - b) The real estate closing charge by Cedar Management Group has been reduced from \$395 to \$215 per closing.
  - c) Bill Conrad will spray-paint the opening and closing bars on the front gates.
  - d) Discussion continued on the deteriorating tennis courts. President Roland offered to try to find someone qualified to give us advice on future plans for repair or replacement.
  - e) Director Ish will ask a local engineer for advice on the safety status of clubhouse deck supporting 100 people.
  - f) Bill Conrad will contact a local plumber to check and give recommendations on solving the problem of lack of hot water in the ladies restroom on the first floor clubhouse level.
  - g) President Roland will ask Donny Apple whether he would recommend using reflectors or painting lines on the side of road on Sierra Trace Road.

**President Roland asked for New Business reports:**

- President Roland discussed the effectiveness of a new barrier post at the front exit gate on the turnaround lane to prevent incoming traffic from trying to go through the open exit gate.

**Motion by Roland, seconded by Ish** to erect a single rubber barrier post to prevent traffic from using the turnaround lane and turning right allowing them to go through the exit gate in the wrong direction. All in favor, motion passed.

- The board thanked Cheryl and Jim McCluskey for their years of invaluable service on the IRC and regretfully accepted their resignations.

- The president will invite board candidate Joel Shanus to the December HOA meeting.
- President Roland reported on a meeting he had with HSVFD governing board member and HOA resident Walt Kruger on meetings between The Springs and the fire department. President Roland suggested we will get back to the fire department when the 2017 HOA board has been selected.
- Secretary Ish read the following out-of-meeting motions into the minutes:

**Motion by Ish, seconded by Hoppensteadt** to accept the NC Department of Agriculture grant for \$4,500 within the time period of November 1, 2016 to September 30, 2017 for the reimbursement of wood debris removal by Shawn Smith Landscaping. (10/8/2016) All directors responded yes, motion carried.

**Motion by Roland, seconded by Ish** to hire mason Dale Frank to repair the stone street light base at the southwest corner of Palisade Trail and Rocky Cove Lane for \$150.00. (10/20/16) All directors responded yes, motion carried.

**Motion by Ish, seconded by Hoppensteadt** to have Jerry McDaniel power wash Dock #1 for \$1,120.00. (11/6/16) All members responded yes, motion carried.

- Director Hoppensteadt will contact Shawn Smith to build up the front edge of the newly installed rumble strips.
- Director Hoppensteadt asked the board if there were any objections to Cedar Management Group's setting up a password access account for members to see their assessment payments records. Once set up, it will also contain a link to The Springs' website. There were no objections.

**At 12:05 AM President Roland called to adjourn the meeting**, motion by Roland, seconded by Ish, all in favor. Motion passed.

The next HOA regular workshop board meeting is 10:00 AM, December 15, 2016.  
Respectfully submitted, Curtis Ish, Secretary HOA

Appendix 1. Approved The Springs at High Rock, Inc. HOA 2017 budget (following page)

## 2017 SPRINGS BUDGET

APPROVED ON NOVEMBER 17, 2016

### INCOME

HOA DUES BILLED	\$ 430,500
PROJECTED DELINQUENT	\$ (51,660)
ANTICIPATED INCOME	\$ 378,840
INTEREST/MISC INCOME	\$ 2,000
LATE FEES & OTHER INCOME	\$ 6,000
ARC REVIEW INCOME	\$ -
<b>TOTAL INCOME</b>	<b>\$ 386,840</b>

### ADMIN EXPENSE

CM MANAGEMENT FEE	\$ 25,000
CM ADMIN, POST & DELIVERY	\$ 5,000
CM ACCT/LEGAL FEES	\$ 400
BANK FEES	\$ -
ARC SUPPLIES	\$ -
OFFICE SUPPLIES	\$ 100
MEETING EXPENSES	\$ 100
TAXES CORP & PROPERTY	\$ 750
WEBSITE	\$ 640
STAFF EXPENSE	\$ 34,200
LEGAL SERVICES	\$ 1,000
<b>TOTAL ADMIN EXPENSE</b>	<b>\$ 67,190</b>

### OPERATING EXPENSE

CLUBHOUSE SECURITY	\$ 4,000
SECURITY PATROLS	\$ 300
FIREWISE	\$ -
REC FACILITIES COMMITTEE	\$ 3,000
PEST CONTROL	\$ 300
OPERATING CONTINGENCY	\$ 2,000
LP GAS	\$ 2,000
TELEPHONE	\$ 3,250
ELECTRICITY & LIGHT RENTAL	\$ 89,000
YADKIN DOCK FEES	\$ 1,000
INSURANCE LIABILITY	\$ 10,850
<b>TOTAL OPERATING EXPENSE</b>	<b>\$ 115,700</b>

### MAINTENANCE EXPENSE

MOW/LANDSCAPE/EROSION	\$ 92,000
GATE EXPENSE	\$ 1,000
POOL MAINTENANCE	\$ 3,000
CLUBHOUSE MAINTENANCE	\$ 800
GENERAL REPAIRS	\$ 4,000

POOL SUPPLIES	\$	2,600
SOCIAL	\$	3,000
FOUNTAIN/POND MAINT.	\$	750
SBG/Landscape Expense	\$	3,600
CUSTODIAL SUPPLIES	\$	200
ROAD and SHOULDER REPAIRS	\$	1,000
<hr/>		
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>\$</b>	<b>111,950</b>
<b>TOTAL ALL EXPENSE</b>	<b>\$</b>	<b>294,840</b>
<b>RESERVE FUNDS</b>		
<hr/>		
REAL ESTATE RESERVE	\$	-
STORAGE FACILITY RESERVE	\$	-
LANDSCAPING RESERVE	\$	-
ROAD RESERVE	\$	64,000
CLUBHOUSE RESERVE	\$	15,000
POOL RESERVE	\$	4,000
DOCK RESERVE	\$	-
FIREWISE RESERVE	\$	-
GATE RESERVE	\$	-
CLUBHOUSE WELL RESERVE	\$	1,000
TENNIS COURT RESERVE	\$	3,000
CC RETAINING WALL	\$	3,000
TENNIS COURT SETTLING	\$	2,000
<hr/>		
<b>TOTAL RESERVE FUNDS</b>	<b>\$</b>	<b>92,000</b>
<b>TOTAL EXPENSE &amp; RESERVES</b>	<b>\$</b>	<b>386,840</b>