

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, October 1, 2016
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Open meeting, public invited.

There were ten residents in attendance:

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

President Roland called the meeting to order at 03:30 PM.

President Roland asked for committee reports by the BOD liaisons.

ARC: Board liaison Charlie Ryan was absent and there were no members of the ARC present. President Roland reported that the board had a meeting with several ARC committeepersons on 9/22/16. He stated that as a result, the board is drafting some minor changes to some of the ARC's regulations. A resident asked if we discussed the current tree cutting policy, especially as it pertains to tree removal for a better view. President Roland replied that we did and hopes that some guidelines can be agreed upon to prevent clear cutting but allow some cutting for more room around the home and a better view.

Communications Committee: Committee chairperson Joyce Ish reported that everything is working well and currently there are no problems.

Firewise Committee: Board liaison Curtis Ish reported that he expects the contract for a \$4,500 wood debris cleanup grant to arrive this week. He will ask for an out-of-meeting email vote to accept the contract and announce a 2016 cleanup program for November and early December. If we get the contract, there will be a limitation of the diameter size of the wood to be hauled away; the logs must be 6" or less in diameter.

IRC: Board liaison Ira Matney reported to the community that the recent paving project on Sierra Trace Road went very smoothly with little inconvenience to the affected residents. He further reported that there are some issues with a few of the new rumble strips installed. At a few sites the mortar is not holding the stones in place and some of the stones are very high. The mason who installed them has been notified. The IRC is suggesting that asphalt reflectors be installed on the curves to improve visibility at night. Director Ish asked if using reflectors on Sierra Trace Road would be cheaper than painting lines on the edges to help drivers stay on the road during foggy conditions. Matney stated that reflectors will be less expensive than line painting. Matney continued his report; truck length limit signs have been installed. The IRC has chosen Mesa Trail as the next area needing roadwork repair. A resident asked about the shoulders on Mesa Trail, and Matney replied that they would be part of the repair, noting that the drainage ditches need to be filled to some extent and possibly rip rapped. Matney reported that we can probably wait three years until we have to do the repairs which will allow our reserves to be replenished. A resident asked if the height of the stones on the rumble strips was by design or accident. Matney replied it was a miscommunication between the board and the mason.

Nominating Committee: Board liaison Roland reported that there will be two vacancies on the Board of Directors and asked anyone interested in serving to please contact him.

SBG: Board liaison Curtis Ish reported that the committee has met a couple of times and plans to remove the begonias and replace them with pansies for the winter months. The committee also wants to mount lanterns at the gate house but will have to wait until colder weather because the box

eave is home to hundreds of wasps. They have destroyed the west side fascia board which will have to be replaced. The SBG also plans to have decorations for the holiday season. Ish invited anyone with a green thumb to join this committee.

Security Committee: Committee chairperson Jim Kelley gave a progress report since the last open meeting. Kelley reported that Director Ryan is putting together a policy book of all the rules and procedures that the committee has written in recent years. Most of the security efforts have been at the boat yard storage area and front gate. Motion-activated cameras have been mounted in the boat yard area, and a much higher grade, steel gate chain has replaced the previous one. The committee hopes to have recommendations for front gate cameras within a month. Kelley reported that the cameras at the front gate will probably cost around \$5,000 with a \$30/month monitoring charge. He further reported that the committee is also looking into a five-year lease which would give us the option of discontinuing the use of cameras or upgrading to a newer system. A resident asked if someone is making sure the boat yard camera batteries are fully charged, and the storage cards are not full. Director Matney suggested giving the job to Bill Conrad. Kelley said the whole procedure is a work in progress and it is a good question.

Social Committee: President Roland reported that the Social Committee is working well and is currently at Cascade Creek getting ready for the 5:00 PM Oktoberfest picnic and a fire pit gathering. They will be starting to plan for the holiday dinner as soon as this event is done. President Roland invited the community to suggest new ideas to the committee for next year.

RFC: Committee chairman David Stephens reported the committee has had a busy summer keeping up with the damage from lightening to the pool swipe card system and the failure of people to leave the pool area before the swipe card system locks down for the night (trapping the people inside the gate). Stephens reported that the gates now open at 8:00 AM so the pickleball players can get in the area to use the clubhouse bathroom facilities. Stephens also recommended increasing the clubhouse reserve, anticipating problems with the heating and air-conditioning system due to age. He also strongly recommended having the deck support checked to see if it can safely support 100 plus people. Stephens further reported that the ladies' shower does not provide hot water. The board will check the hot water heater and the plumbing. Security chairman Jim Kelley asked the RFC to add the chairperson of his committee to the list of members with authority to get into the pool area after hours. A resident asked if there are two clubhouse rentals within 48 hours, is the clubhouse cleaned between rentals. The answer was yes.

Financial Committee: Treasurer Hoppensteadt gave a summary of the HOA's finances so far this year. He is concerned because he expects more people will not pay their dues do to the decrease in value of their lots.

Director Matney excused himself from the meeting at this point (4:35 PM).

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

A resident asked if the insurance settlement completely covered all gate repairs from the July 8, 2016 accident at the front exit gate. Director Hoppensteadt reported that it was repaired, and there was a little extra to cover any not-yet-revealed problems.

A resident asked if going through the gates in the wrong direction has happened again. President Roland replied that he has heard it has and he is checking up on it.

David Stephens asked the secretary to respond to Union County's request to take 23,000,000 gallons of water from the Yadkin River basin. Currently, Catawba River basin gives them 5,000,000 gallons and will not let them have any more. Stephens is afraid that taking that much water out of our system

will lower our lake level. Our Davidson County commissioners have filed a request to prevent this with the NC Department of Water Resources and asked them to limit the contribution to 5,000,000 gallons like Catawba County. Stephens is asking the board to send an email by Monday to the NCDWR also protesting this action. Director Hoppensteadt volunteered to send the email.

President Roland closed the meeting to the public and thanked them for coming: Time 4:45 PM.

The board continued its discussion on wasps at the front gatehouse. The recommendation was to wait until the weather was below 40⁰F to remove the fascia board. The board also discussed the value of cameras at the front gate. It concluded that it probably will not be a total solution, but it may help. Hoppensteadt wanted a trial test to check the quality of the picture. Ish concurred that an onsite test should be one of the criteria for accepting the bid.

Ish reported that the latest date for the Communications Committee to publish approved candidate profiles from the Nominating Committee is 11/28/16.

President Roland made a motion to adjourn the meeting, seconded by Ish, all in favor meeting adjourned at 5:05 PM.