

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, September 22, 2016  
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

**Closed workshop, members of the Architectural Review Committee invited**

Directors in attendance: Hoppensteadt, Ish, Roland and Ryan, absent, Matney.  
ARC members present: Croom, Dums, Field and Honeycutt

**President Roland called the meeting to order at 11:11 AM.**

**Motion by Ryan, seconded by Roland;** to approve the minutes of the August 22, 2016 meeting as submitted. All in favor, motion passed. The minutes of the meeting with attorneys McNeill and McDonald, needing further discussion, were not approved.

President Roland invited the ARC to ask the board about any problems they are having that the board can help with.

Chairman Hugh Honeycutt spoke for the committee. The first problem he reported was the lack of any construction progress for six months on a building in The Springs. Director Ryan suggested the board send a letter asking for specific dates of expected completion for major steps in the construction of the building. President Roland asked Mr. Honeycutt for a timeline of all conversations, emails and letters he has had with the builder, and he will draft a letter for board and ARC approval.

The second ARC problem concerned the installation of a mailbox and final landscaping plans. Director Ryan will speak to the owner about the mailbox.

President Roland suggested we talk about the tree cutting restrictions, propane tank burial and other regulations that are in our covenants and/or ARC's regulations.

The first restriction that President Roland wanted explained was the covenant allowing ARC to deny certain styles from being built in our community. Mr. Honeycutt replied that if one style, particularly log homes, becomes too dominant, the covenants allow for the ARC to make the owner choose an alternate style. He further stated that the committee has refused approval for round homes, flat roofs, revolving homes, etc.

The next restriction that was discussed was tree cutting for the view. The covenants allow tree cutting up to 20 feet around a home or anywhere on the lot if the tree is less than 6 inches in diameter. Mr. Honeycutt stated that most people have been pretty good about asking permission for exceptions, and the committee has been pretty liberal in giving permission. The problem that the ARC has had is that some owners basically ask to clear cut their lot. The ARC has refused. There followed a general discussion on the difficulty of enforcement if one person is allowed selective cutting for a view and another is not. Mr. Honeycutt added that one solution may be to allow trees cut down 30 or 35 feet from a home. Director Ryan added that it may not add that much to those wanting a better view, but it would show that the board is trying to compromise with the owners.

President Roland stated that the board has primarily heard two complaints about the restrictions: one, if more cutting were allowed it would increase property values; and two, older homes (and one lot) that were built when Waterfront Developers were in charge were allowed to clear cut their property,

but recent home owners have not been allowed to do so. Mr. Honeycutt replied that exceptions are made for septic fields which, if done on back acreage, can be an extensive area.

President Roland suggested that the ARC continue as they have been operating (no clear cutting allowed except for septic fields, dead tree removal, trees leaning towards homes and possibly removing a limited number of trees for a significantly better view), and if the owner doesn't agree, give him the option of petitioning his cause before the HOA board. President Roland will draft a policy statement for the ARC and board to review.

Required propane tank burial was discussed next. Mr. Honeycutt stated that the regulation was introduced into the ARC regulations in 2007 and approved by the developer. Ish stated that Firewise recommends the tanks be 30 feet from the home and any plant or combustible screening be at least 5 feet from the tank. He continued that Patrick Raynor, Davidson County Chief Fire Ranger, and Paul Jarrett, assistant Fire Marshall in charge of planning, both endorsed the ARC's regulation. Mr. Honeycutt asked the board to limit the discussion to three residents that have grandfathered above ground propane tanks that can be seen from the roadways. Mr. Honeycutt asked that the board write to the three residents and remind them of their obligations to follow the covenants concerning screened tanks from the roads. The ARC recommended the board leave the buried propane tank rule in place.

Lastly, Mr. Honeycutt raised the problem of overnight parking on the right-of-way. Currently, the ARC requires that all vehicles not be allowed to park overnight unless specific permission has been granted. He stated that our narrow roads and frequently foggy conditions, especially on Sierra Trace Road, make driving dangerous when vehicles are left on the shoulder. The board agreed to write letters to chronic offenders. He also suggested that the roadway edges be painted white on Sierra Trace Road. The board agreed that this was a good suggestion.

Committeeman Field asked if there was a better way to let a new owner know about the covenants, restrictions, bylaws and ARC regulations. Director Hoppensteadt replied that as of last month Cedar Management Group will advise the closing attorneys of our covenants, restrictions, bylaws and ARC regulations when they want to know if dues are paid, and if there is no inquiry, Cedar Management will let the new owners know in their welcoming letter.

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

ARC: Report above

Communications Committee: Board liaison Curtis Ish read the monthly prepared CC report.

Firewise Committee: Board liaison Curtis Ish reported that he has a verbal approval of the wood debris pickup grant for \$4,500.00. He advised the board that he expects the contract to be mailed to him the first week in October. He will email the board as soon as he receives it and ask for a vote to accept it.

IRC: Board liaison Ira Matney was absent.

Nominating Committee: Directors Ira Matney and Charlie Ryan advised the board that they will not be seeking election next year. Board liaison Alex Roland will contact members who were interested in running last year and encourage them to run this year.

SBG: Plans for the fall are to buy some mums, remove more of the dying azaleas, buy some holiday decorations and improve the lighting at the gatehouse.

Security Committee: Board liaison Charlie Ryan said there was a meeting last night to go over final proposals for the front gate cameras. Director Ish reported that the SBG would like to either hang a LED lantern inside replacing the florescent light or have outside lights. Ryan said he will advise the committee and get together with the SBG.

Social Committee: No report,

RFC: Board liaison Al Hoppensteadt reported that the pool and hot tub are closed. A rock went through the glass pane of the pool level entrance of the clubhouse.

Financial Committee: Board liaison Al Hoppensteadt will have the monthly report next week and will send them out.

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

President Roland asked that we go over the annual meeting schedule. Secretary Ish reported that the meeting will be 7:00 PM Saturday, January 28, 2017 at the Southmont Firehouse, Southmont, NC. The Annual Notice containing the agenda, budget, board letter, candidate profile and proxy will be mailed on December 16, 2016. The budget will be reviewed and approved by the HOA BOD at the November meeting. Committees will have their budgets to the Finance Committee by October 15, 2016.

At this time the board went into executive session to discuss ARC issues and legal advice concerning fines, vandalism and trespassing.

**At 11:34 AM President Roland called to adjourn the meeting**, motion by Roland, seconded by Hoppensteadt, all in favor. Motion passed.

The next HOA regular workshop board meeting is 10:00 AM, September 28, 2016.  
Respectfully submitted, Curtis Ish, Secretary HOA