

Summarized Minutes of The Springs at High Rock HOA, Inc. Meeting
September 28, 2016
Community Clubhouse, 233 Tor Court, Denton, NC 27239

HOA board workshop meeting, no members invited

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

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

Monthly committee reports were given at the September 22, 2016 HOA meeting with the exception of the IRC. BOD liaison Ira Matney gave his report at this meeting. There was discussion on the roughness of some of the rumble strips, and how the mason (Randy Sells) was misled into changing the style from the first set he put in. Also, some of the stones have already come loose. It was agreed that Matney will talk to Sells and hold him responsible for those stones that have become loose because of mortar failure, and the HOA will reimburse him to flatten some of the higher raised stones. Matney will contact Sells and then Matney and one or more board members will inspect the new strips with Sells.

A second topic discussed was the board's agreement to let Matney get quotes to brush paint the west and south side of the clubhouse exterior.

The board gave Matney permission to have Stewart Grubb seal up the cupola so the wind cannot push rain through the louvers and cause a leaking ceiling.

President Roland asked for New Business reports:

- The board approved a letter from the HSFD inviting the community to their firehouse for a community picnic and open house, October 8, 2016 and their annual meeting, October 18.
- President Roland asked that we go into executive session to discuss legal opinions obtained from attorneys McNeill and McDonald.

Action list

- Snow removal: President Roland suggested sand barrels at three sites: Sierra Trace Road and Pinnacle Trail; Sierra Trace Road and Palisades Trail; and Sirocco Drive and Mistral Drive. Director Ryan suggested the sharp curve before 906 Rocky Cove Lane also be a site. Director Matney suggested storing the barrels in the boat yard storage area and having Shawn Smith (landscaper) bring them out when needed. Matney offered to get new metal barrels with tops. President Roland will draft a procedure to present to the membership.
- Front gate camera project: Director Ryan gave an update on the front gate camera project. The subcommittee is considering leasing instead of buying in order to stay current with the ever changing technology. Matney questioned the cost of a new lease upgrade.
- Air-conditioning the clubhouse office: President Roland reported that an air-conditioning vendor recommended high and low vents (preferably a fan-vent combination for the lower vent) in the wall separating the office from the main room in our clubhouse. The vendor feels this would be cheaper and more effective in reducing the 100⁰F+ temperatures that occur in that room during the summer months. Bill Conrad has been contacted to get estimates.

- Grills in the pool area: President Roland reported that none of the local private pools have them. The board decided against grills for fear of burn injuries to children and lack of area cleanliness.
- Front gate entrance computer: President Roland introduced a quote for a replacement of the front gate entrance computer opener and computer pad. The board decided to wait until the current opener needs replacing. President Roland asked board members for an opinion on painting the front entrance gate opener arms.
- Power washing Dock #1: Hoppensteadt will have a quote by the next board meeting.

Old business report:

- Director Ish asked what the latest date was for candidate profile forms to be submitted to the Nominating Committee to verify membership in good standing status. After verification the profiles will be sent to the Communications Committee for publishing on the website. The board left it to the CC to decide the latest date. (In the past the Nominating Committee also sent Cedar Management a copy of each profile.)
- The Nominating Committee suggested a newsletter article advertising that there will be two vacancies on the board to fill next year.

At 11:28 AM President Roland called to adjourn the meeting, motion by Roland, seconded by Ish, all in favor. Motion passed.

The next HOA regular open board meeting is October 1, 2016 Saturday 3:30 PM.

Respectfully submitted, Curtis Ish, Secretary HOA