

**Minutes of The Springs at High Rock, Inc., HOA Meeting, February 10, 2016  
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

**Members present:** Al Hoppensteadt, Ira Matney, Alex Roland, Charlie Ryan;  
Jim Kelley sitting in for first item of business

**Roland called the meeting to order** at 3:38 pm.

**Jim Kelley made opening presentation:** He reviewed his experience of many years in negotiating with EnergyUnited to get better terms for the maintenance of and charges for community lighting. Most of his interaction has been with Keith Wingler, with whom Kelly has had a positive relationship. At one time, it appeared that EnergyUnited might offer a lower rate for our community poles or perhaps an opportunity to buy down some of our monthly charge. But the company appears to have backed off those options. Nor is the company responsive to our requests to install fixtures generating less light pollution above the poles.

In light of Ken Vander Schaaf being the current chair of the Lexington branch of the EnergyUnited Members Advisory Committee (MAC) and Alex Roland being the vice chair, it was agreed that Kelly will make one last appeal to Wingler and then we will see if Vander Schaaf and Roland can make any more progress. Kelley will circulate among the Board of Directors his next message to Wingler.

Kelley left the meeting at this point.

**Elected officers:** President: Alex Roland; Vice President: Charlie Ryan; Secretary: Curtis Ish; Treasurer: Al Hoppensteadt; Director: Ira Matney

**Approved the amended minutes** of the Board meeting on 19 Jan 16.

**Approved the minutes** of the annual Home Owners' meeting on 21 Jan 16.

**Committee reports:**

**ARC:** Ryan reported that there are two new starts on Sierra Trace and the builder on Mesa had to be prompted to set up a dumpster.

**Security:** Ryan reported that Bill Conrad will be directed to get a stronger chain for the front gate to the boat storage facility, perhaps titanium. The Security Committee has two bids in hand for cameras at the front gate, with a third expected soon. All agreed that we should get a camera if it is capable of getting a clear picture of rear license plates and/or drivers. Dick Getz will evaluate the proposals. The motion camera in the boat storage area will be moved to the gate. Hoppensteadt recommended a security light at the gate; Matney suggested a battery-powered light. It was also suggested that a sign be posted at boat storage reminding users that they are responsible for property left in vehicles.

**IRC:** Matney reported that the signs ordered for the roads are expected in a few days. Work on the clubhouse roof has been delayed by recent weather but will begin soon. Stuart Grubb has been contacted to make a bid on painting the inside of the clubhouse before the floor is refinished. A partial wash-out at the Tranquility Lake dam has been reported to Shaun for repair. It was agreed to have Conrad purchase and install pads for the clubhouse furniture before the floor is refinished. Ira has talked with Shaun about Ish's recommendations for The Springs entrance and around the clubhouse. Matney is getting Tracy Daniels to provide a quote for putting in footings for the remaining rumble strips on curves. The IRC is working on a phase plan for the roads, including the possibility of accelerating some of the work to take advantage of currently low prices for materials.

**Communications:** No report

**Firewise:** No report

**Nominating:** Roland recruiting a third member to replace Lynn Shepler.

**Social:** Committee holding first meeting on 12 Feb.

**SBG:** It was agreed that Roland would circulate his amended message to property owners about snow removal. Matney recommended consideration of an inclement-weather parking area at boat storage, perhaps combined with a list of volunteers to offer rides up and down the mountains in 4WD or AWD vehicles. Matney also suggested we consider a helipad for medical emergencies, perhaps at the top of Palisade or one of the larger cul de sacs. All agreed that the many hours of service put in by Shaun during the recent snow emergency more than covered the two snow-removal jobs he owed The Springs. Hoppensteadt will review his hours and compensate him accordingly.

**RFC:** No report.

**Finance:** No report.

#### **Old Business:**

Newsletter notices on committees will identify the current members and solicit volunteers if the current chairs want them.

The new, expanded action list was reviewed and approved.

#### **New business:**

Hoppensteadt is going to seek a volunteer to take over maintenance of The Springs' resident list. Ira will continue overseeing Shaun for the foreseeable future.

Roland will check to see who maintains the reservation list for the clubhouse before presenting the revised "Work Description" to Bill Conrad.

Hoppensteadt will check on the monthly spending limit for Conrad's Springs credit card.

Matney reported that Dale Frank had voluntarily added minerals to Tranquility Lake to keep the dirt from clouding the water. Continuation of the treatment was discussed without coming to a conclusion.

**Roland adjourned the meeting** at 5:17 pm.

Respectfully submitted,

Alex Roland  
Secretary pro tem