

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, April 20, 2017  
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

**Closed workshop:** Resident Ken Vander Schaaf was invited to give a report on Internet services and other issues to the board. No other members were present.

Directors in attendance; Tony Freeman, Al Hoppensteadt, Curtis Ish, Alex Roland and Joel Shanus

**President Roland called the meeting to order at 10:04 AM.**

**Motion by Roland, seconded by Ish** to approve the minutes of the March 16, 2017, meeting as submitted. All in favor, motion passed.

**President Roland** invited Ken Vander Schaaf to give his review of Internet options for The Springs as of April 13, 2017. Ken listed the pros and cons of five providers: Windstream, Verizon Wireless, Hughesnet (Gen 5), Exede and Time Warner (Spectrum). Another option that Ken had explored was Open Broadcast LLC, Salisbury, NC. This provider wanted to set up a mesh relay network using our street lights, but declined to proceed when the company found out we do not own the street lights. His detailed report is attached to these minutes (see Appendix 1). Briefly, his report said that: Windstream may be a viable service option for current customers, but is not an option available for all residents.

Verizon Wireless appears to be a viable option for those residents with a strong Verizon wireless signal.

Hughesnet (Gen 5) may be a viable option for residents who have a straight line of sight to the southern horizon.

Exede may be a viable option for residents who have a straight line of sight to the southern horizon but it may be prudent to wait until their satellite capacity increases.

Time Warner (Spectrum) does not appear to be a viable option for The Springs

President Roland asked Ken if he would write an article for the newsletter summarizing his findings.

President Roland then asked Mr. Vander Schaaf, who is also a member of the Social Committee, to report on the committee's request for propane heaters for the clubhouse deck. Their purpose would be to allow more seating capacity for membership social events during inclement weather. His findings indicated that permanent electrical heaters would be very impractical. His suggested renting them for the next needed event to judge their practicality. The board agreed to this suggestion.

In researching the use of the street lights for a relay mesh system by Open Broadcast LLC, Mr. Vander Schaaf discovered that our street light lease with Energy United (EU) has expired. He looked into our options for ownership vs. continuing the lease and gave the following report. If we wanted to buy the existing light poles and lamps from EU it would cost \$1,000 per pole to start. There are 166 lights in our community. Then we would have to have meters installed for every 10 light poles, supply our own maintenance and each meter (17 meters) would have an additional service cost of \$35 per month. Ken estimates it would cost \$175,000 in capitalization costs to convert plus the electricity we would use.

President Roland asked if it were possible to figure out how long it would take to amortize this cost by switching to LED bulbs and being able to turn off lights that are currently lighting streets with no homes on them. President Roland will try to investigate this option.

Mr. Vander Schaaf, still representing the Social Committee, asked the board if they had made a decision on purchasing an outdoor grill for events that required a grill instead of having a member supply one.

**Motion by Roland, seconded by Shanus** to allow the Social Committee to purchase a grill for HOA uses only for a cost not to exceed \$500.00. It will not be allowed to be used when the clubhouse is reserved for a private function. All in favor, motion passed.

President Roland thanked Ken for all the time spent in preparing his excellent reports.

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

ARC: Board liaison Tony Freeman reported that there was little to report at this time. There are three homes being constructed with no issues. The ARC also received a request to remove some trees by a resident. President Roland agreed to accompany the ARC representatives (the ARC provided Freeman and Slobin) to evaluate Shoaf's request.

Communications Committee: Board liaison Curtis Ish read the monthly prepared CC report. There are 383 total subscribers, 105 residents, 20 home owners and 254 lot owners. The committee welcomed Dave Pflumm for his interest in helping with the committee's management of the newsletter, blog and website. The committee asked permission to create a New Resident Guide for our website with board approval and input. The board gladly agreed to this.

Firewise Committee: Board liaison Curtis Ish had nothing to report. The status of any available grants is uncertain with the new federal administration in place.

IRC: Board liaison Tony Freeman reported that the committee discussed painting white lines on our major roadways to help visibility when there is fog. The committee did not recommend this because of the \$20,000 to \$40,000 quote (depending on painting a single center line or two side lines). President Roland asked about reflectors. Joel Shanus recommended that reflectors be placed on the side of the roadways, so they would not be damaged by plowing. Freeman will look into their cost. Freeman then reported that the broken rumble strip has been repaired and looks good. The committee is also going to number the 166 street lights so that EU can find any lights needing repair more easily. Lastly, the IRC asked about getting a quote for creating a turn lane southbound into The Springs from SR 8. Several members of the board were skeptical because of drainage, liability and cost but gave permission to get an estimate anyway.

Nominating Committee: No report

SBG: Board liaison Curtis Ish reported that the committee will be putting in summer flowers on April 28 and 29.

Security Committee: Board liaison Joel Shanus reported that the front gate camera installations are progressing. Bill Conrad will have the pole up for one of the camera mounts and the electrical feeds will be put in by Tom Shepler. Shanus will check to see if Protection 1 has a warranty package for cameras that are stolen or damaged; however, Shanus pointed out that the cameras would probably be cheaper to buy than the cost of any replacement warranty.

Social Committee: Board liaison Alex Roland reported that this year's new social event, "Cinco de Mayo", is proceeding as planned.

RFC: Board liaison Al Hoppensteadt reported that the pool swipe card computer is not working. Supposedly it was damaged by lighting. Hoppensteadt said that we will be putting in an insurance claim for the computer's replacement.

Financial Committee: Board liaison Al Hoppensteadt reported that he doesn't have March's Cedar Management Group's financial report yet, but we have sold one property that the HOA owned and hope possibly to sell another one this spring or summer.

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

- The board agreed to allow the Communications Committee to put a link in the upcoming newsletter to an activities and volunteer opportunities list compiled by Jocelyn Kerns. The secretary will thank Jocelyn for her time and effort compiling the list.
- Action list will be discussed after New Business.

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

- Director Joel Shanus reported that there is a tree down across Tranquility Lake Drive. The board will have our landscaper remove it.
- The board gave permission to local realtors to have the clubhouse open during the coordinating of six open houses for sale in The Springs on April 29, 2017.
- Director Curtis Ish gave a report on finding a vender for concrete pedestals to prevent people from using the exit gate for an entry. He will check with the HSVFD for safe placement.

**Motion by Roland, seconded by Ish** to purchase three 32" Corinthian Column Pedestals from A.B.Seed Co., Greensboro, NC at \$85.00 per.

- Action List (items not already discussed)
  - a) No Soliciting sign: on order
  - b) Vent/fan for HOA office room: may be able to purchase what we want from Lowe's Home Improvement.
  - c) Tennis courts: meeting with Geo-tech engineers this PM
  - d) Deck rafter blocking: TBD
  - e) Ladies locker room hot water issues: takes 60+ seconds to reach spigots, signs will be placed to alert users.

**At 12:17 PM President Roland called to adjourn the meeting**, motion by Roland, seconded by Freeman, all in favor, motion passed.

Respectfully submitted, Curtis Ish, Secretary HOA

**Appendix 1:**

**Review of Internet Options for The Springs at High Rock  
As of April 20, 2017**

Below are the findings of the potential options for internet providers willing to service the residents of The Springs at High Rock. As the technology continues to develop the options may change as well over time, but these findings are based on current knowledge as of April 13<sup>th</sup>, 2017.

**Windstream**

Windstream will provide internet service via DSL to some residents. However they are not willing to expand their service to the entire neighbor. In recent attempts to determine if additional residents would be eligible to obtain internet service from Windstream, their website indicated, and Customer Service confirmed, new service was not available for addresses requested on Healing Springs and Rocky Cove. Reported speeds for those currently serviced by Windstream are varied, depending on the amount of demand on the system. Typical speeds reported locally are 1-3 MB/s download, .7-1 MB/s upload and 20-116 MS for ping. A key advantage of Windstream is that they do not have a data cap on the amount of downloads provided per month. Reports of residents being unhappy with Windstream service are prevalent.

**Windstream may be a viable service option for current customers, but is not be option available for all residents.**

### **Verizon Wireless**

Verizon Wireless recently introduced an Unlimited Data Plan to its 4G cell phone service offering. The unlimited data actually is for 22 GB/month at 4G speeds for cell phone data applications and then is throttled back to 3G speeds for the remainder of the month. It also provides an additional 10GB/month at 4G speeds for the cell phone's hotspot connection to be used for other connected devices. The internet speeds are dictated by local cell tower activity level with slower responses during periods of high local cell tower activity. Local users of this service have experience speeds of 7-9 MB/sec download, 4-10 MB/sec upload and .04-.08 MS latency speeds. Residents who have a strong Verizon Wireless signal appear to be satisfied with this service. With the "Unlimited" plan, their primary data limit concern may be mitigated.

**Verizon Wireless appears to be a viable option for those residents with strong Verizon Wireless signal.**

### **Hughesnet (Gen 5)**

Hughesnet has launched a new satellite, the Echostar 19, on December 18, 2016. In March, Hughesnet started offering its "Gen5" service with service plans claiming 25 MB/sec download, 3 MB/sec upload and 500MS latency speeds. They offer differing data limits per month ranging from 10GB to 50GB. I am unaware of any local residents currently using this new HughesNet Gen5 service, so have not actual speed results. To have access to Hughesnet service there must be a clear line of sight to the satellite on the southern horizon.

**Hughesnet Gen5 may be a viable option for residents who have a straight line of sight to the southern horizon.**

### **Exede**

Exede currently is offering 12 MB/sec download, 3 MB/sec upload and 700 MS latency speeds with data limits of 12, 25 and 50 GB/month. They are currently experiencing technical issues with their current ViaSat-1 satellite that services this area resulting in much slower than advertised speeds. To have access to Exede service there must be a clear line of sight to the satellite on the southern horizon, similar to satellite TV service. Exede has a new satellite, ViaSat-2, at Ariane's launch complex in French Guiana, originally scheduled to launch April 25, 2017. Unfortunately French Guiana is experiencing labor unrest resulting in a temporary suspension of all launches. This new satellite should provide much improved capacity and speeds will again be offered at up to 25 MB/sec downloads and up to 150 GB data limits. Due to this launch delay, Exede no longer is offering this Freedom 150 plan.

**Exede may be a viable option for residents who have a straight line of sight to the southern horizon, but may be prudent to wait until their satellite capacity increases.**

### **Time Warner (Spectrum)**

Time Warner, now branded Spectrum, was contacted to determine if they were willing to provide internet service. After providing them the addresses of every home built in The Springs and several months of no responses they finally did indicate that they would be willing to provide service. Their preliminary proposal stated the construction required would include 25ft of new aerial, 6,065ft of fiber overlash and 375ft of fiber underground. [To me this indicated that their estimate only included connecting only one address, not the 99 addresses provided.] However, their "Customer Contribution" would need to be \$848,930.92.

**Time Warner (Spectrum) does not appear to be a viable option for The Springs.**

### **Open Broadband LLC**

Open Broadband's approach to provide internet service was to connect The Springs and Salisbury's fiber optic internet service via a microwave antenna located on the Fire Tower. A second microwave connection would be installed in the boat parking area. From there the internet signal would be transmitted via a mesh network to the houses on the lower level of The Springs. For homes on the upper level the internet signal would be transmitted via another mesh network directly from the Fire Tower. Originally Open Broadband was planning to attach the mesh network to the existing street lights. It was then learned that Energy United owned the street lights and EU would not allow any network devices to be attached to the street lights. After that Open Broadband appears to have dropped any interest in the project.

**Open Broadband LLC does not appear to be a viable option for The Springs.**

**Note: See chart below: Comparison of Internet Providers below**

### Comparison of Internet Providers

<b>Provider</b>	<b>Data Limit (GB/month)</b>	<b>Download Speed (MB/sec) Up-To Speeds [local actuals]</b>	<b>Upload Speed (MB/sec) Up-To Speeds [local actuals]</b>	<b>Latency (MS) [local actuals]</b>	<b>Price per Month</b>
<b>Windstream</b>	Unlimited	3-15 [1-3]	1 [0.7-1]	Not advertised [20-116]	\$55
<b>Verizon Wireless Mobile Hotspot</b>	“Unlimited” Hotspot 10 plus 22 for cell phone, then throttled to 3G	15 [7-9]	Not advertised [4-10]	Not advertised [40-80]	\$50-\$80
<b>HughesNet Gen5</b>	10	25	3	500-600	\$50
	20	25	3	500-600	\$50
	30	25	3	500-600	\$70
	50	25	3	500-600	\$100
<b>Exede Liberty Plan</b>	12	12	5	700	\$50
	25	12	5	700	\$75
	50	12 [1-14]	5 [1-5]	700 [550-750]	\$100
<b>Exede Freedom Plan</b>	150	25 [1 – 41]	3 [1-5]	700 [600-860]	\$110
	This plan is not currently offered, due to ViaSat-2 launch delay				
<b>Dishnet</b>	No longer being offered, being referred to HughesNet Gen 5				
<b>Time Warner (Spectrum)</b>	Not available unless HOA pays \$848,000+ for capital improvements				
<b>Open Broadband LLC</b>	Not available as supplier has no longer shown interest				

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