

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, August 17, 2017  
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

**Closed workshop, no members invited**

Directors in attendance: Freeman, Hoppensteadt, Ish, Roland and Shanus.

**President Roland called the meeting to order at 10:03 AM.**

**Motion by Shanus, seconded by Freeman** to approve the minutes as amended of the July 20, 2017, meeting as submitted. All in favor, motion passed.

Originally, time was scheduled to discuss future plans for the deteriorating tennis court surface with a S&ME engineer involved in the substrate study. The engineer could not make the meeting, but RFC liaison Al Hoppensteadt wanted the board to consider two facts before we reschedule a meeting with the engineer. First, if we follow the engineer's suggestions, the repairs will cost between \$75,000 and \$100,000 and second, at some point the membership is going to want a second swimming pool. His suggestion was to not invest in the cost of repairs at this time and instead develop a master plan for future amenities and their location. The board may very well decide that the location of the present tennis courts would be better suited for a second swimming pool. The board agreed that it will be more prudent to delay any major tennis court repairs until further study is done for a long-range expansion plan for the clubhouse area. In the meantime, the IRC will look into using road crack sealer for temporary repairs, and the board will try to get a subcommittee formed.

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

ARC: Board liaison Tony Freeman reported that there will be three homes under construction. Freeman wanted a clarification on whether our limited tree removal policy includes pine trees. The board directed him to tell the ARC not to count pine trees. Freeman then reported that the ARC has received some complaints about parking on the grass shoulders. He suggested that the Security Committee bring back the warning notices on the windshield that former boards once used. Lastly, Freeman reported that the ARC is concerned that some of the mailboxes are looking old and rusty. He wondered if there was a board policy on maintaining their appearance. There is no stated policy, but President Roland offered to write an article for the newsletter.

Communications Committee: Board liaison Curtis Ish read the monthly accomplishment report: one special notice sent, June HOA summary minutes posted to the website, and HOA database updates reported. The new Resident Quick Reference Guide was introduced to the membership for comments or suggestions in the last newsletter. It will be offered again in the next newsletter, and if there are no suggestions, the guide will be uploaded to the Downloads page of our webpage. The newsletter will be published on Thursday instead of Wednesday from now on.

Firewise Committee: Board liaison Curtis Ish reported that our 2017-18 application for a Firewise grant has been rejected as submitted. The current policy will only allow for cleanup grants or speaker fee reimbursement to those communities that do not have an existing program and want to start one. Ish resubmitted the grant to reimburse us for a Chipper Day cleanup. Lastly, Ish asked the IRC to take over monitoring the condition of the emergency fire exit roadway and to make suggestions on its upkeep.

IRC: Board liaison Tony Freeman reported that road reflectors have been ordered. Freeman also reported that the IRC has quotes for crack repair and seal coating the clubhouse parking area; repainting the parking lines; and spot repairing of nine pavement areas on Sierra Trace Road at

Pinnacle Trail, Tor Court, Mistral Trail, Mesa Road, and Rocky Cove Lane (including installing a French drain where the water is coming up through the asphalt) for under \$40,000. Treasurer Hoppensteadt reminded Freeman that the money must come out of the reserves by board approval. President Roland asked the IRC to make sure Shaun Smith sprays the roads with grass killer at least once a year. Director Ish asked that when that is done, also have Mr. Smith spray the emergency fire exit roadway. Hoppensteadt will direct Mr. Smith to spray this year.

Nominating Committee: Board liaison Roland had nothing to report. President Roland and treasurer Hoppensteadt advised the board that they will not be running for directorship next year.

SBG: Board liaison Curtis Ish reported that the pedestals have been placed at the front exit gate to prevent people from using the exit gate to enter the community. President Roland will write a letter explaining their purpose. A sprinkler valve was damaged when one of the gatehouse camera electrical lines was put in. It has been repaired.

Security Committee: Board liaison Joel Shanus reported that gate cameras are still not recording the license plates properly. Shanus suspected there is not enough light for the infrared cameras to work. The company is sending out a technician to fix the problem. Hoppensteadt suggested that the software for downloading the videos be on a board-owned computer instead of a Security Committee member's personal computer.

Social Committee: Board liaison Alex Roland had nothing to report. The next event is Oktoberfest at the clubhouse.

RFC: Board liaison Al Hoppensteadt reported that the RFC will close the pool and hot tub for the season at sundown on Sunday, September 10. Clubhouse quotes for brush painting and repair (including railing posts) will be sent to the board next week.

Financial Committee: Treasurer Al Hoppensteadt reported that July's Cedar Management Group's results have not been reported to him yet. Hoppensteadt reported that the number of delinquent payments has been reduced. The board thanked the Finance Committee for its persistence in collecting the assessments owed.

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

- President Roland gave a report on whether our HOA should join the state HOA Association. Our attorney, Ryan McNeill, had no opinion on whether or not joining would be an advantage for us and suggested we read the state's rules and regulations to decide if being a member would benefit our community.
- Action List (items not covered during committee reports and Old Business)
  - a) Vents for the HOA office: President Roland has been advised that vents with fans are not needed. We will try just using plain vents and install fans later if needed.
  - b) The Tour de Kale committee was contacted about a safer plan for riders exiting along Rocky Cove Lane after reaching the finish line at the top of our mountain. They wholeheartedly agreed to come up with a plan for next year's event.

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

- SBG liaison Curtis Ish asked for a motion to place a flagpole at the gatehouse.

**Motion by Ish, seconded by Shanus** to allow the SBG to install a 20-foot grounded, aluminum flag pole 8 feet in front of the gatehouse. The flag pole will be illuminated by a solar-powered light. All in favor, motion carried.

- In a related topic President Roland asked RFC liaison Hoppensteadt to check with the contractor that installed the metal roof on our clubhouse to see if it is grounded and, at that time, to also ask if the metal gatehouse roof should be checked also.

**President Roland asked for an Executive Session to discuss ARC and covenant violations**

**At 12:27 PM President Roland called to adjourn the meeting**, motion by Ish, seconded by Shanus, all in favor. Motion passed.

The next HOA regular workshop board meeting is 10:00 AM, September 21, 2017.

Respectfully submitted, Curtis Ish, Secretary HOA