

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting,  
December 12, 2017  
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

**Closed workshop, 2018 board candidates invited**

Directors in attendance: Freeman, Hoppensteadt, Ish, Roland and Shanus.  
Board candidate, Karl Svatek

**President Roland called the meeting to order at 10:17 AM.**

**Motion by Roland, seconded by Hoppensteadt** to approve the minutes of the November 1, November 15 AM and November 15 PM, 2017, meetings as submitted. All in favor, motion passed.

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

ARC: Board liaison Tony Freeman reported that one newly completed home will have a walk around inspection for landscaping and needed reseeding etc. this weekend. The other two homes are progressing without problems.

Communications Committee: Board liaison Curtis Ish read the monthly accomplishment report: No special notices, 403 newsletter subscribers, and 141 members on the blog. The candidate profile can now be filled out on a computer without lines moving as information is being entered. Director Hoppensteadt suggested that there be a Springs road map on our webpage to help lot owners find their property. Ish will suggest the committee ask resident Dick Getz to provide one.

Firewise Committee: Board liaison Curtis Ish reported that all but two homes have been contacted for up-to-date telephone numbers for our Calling Post system. When the numbers are programmed into the system, a test run will be tried.

IRC: Board liaison Tony Freeman reported that the contracted road repairs have been completed. President Roland reported that he has been in contact with a company that offers an alternative method of asphalt repair or replacement. The salesman stated that it would be cheaper and last longer than using the asphalt commonly used today. President Roland suggested a meeting with this company and the IRC for any future considerations.

Nominating Committee: Board liaison Alex Roland reported that the committee has two candidates willing to stand for elections to replace the two retiring directors.

SBG: The committee requested some storage space in one of the clubhouse closets for the gatehouse decorations. The board agreed as long as there was space for the ARC materials.

Security Committee: Board liaison Joel Shanus reported that the problem of the non-focusing front gate cameras was due to the sodium vapor lighting, but when the zoom is used, you can see a license plate clearly.

Social Committee: Board liaison Alex Roland reported that the Holiday Party was a great success.

RFC: Board liaison Al Hoppensteadt reported that Mr. Campbell has finished the clubhouse painting and is now working on the deck and railing repair. The RFC is very satisfied with the quality of the work so far. Hoppensteadt will get a quote for painting the front and north side of the clubhouse and schedule the work for next year.

Financial Committee: Treasurer Al Hoppensteadt reported that the \$10,000 deposit that our attorneys were holding for a possible court case has been returned. Cedar Management Group has not yet sent the November financial report to him.

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

- The board thanked the resident who suggested decorative chains on the front gate pillars and will consider doing so if people are still unhappy with the painted pillars.
- Director Ish reported that the approved buildup of the shoulders has been delayed by Truell Grading. The contractor hopes to be able to complete his present job and start the project in a week or two.
- The board had a lengthy discussion on the pros and cons of putting a limit on how much the HOA should spend on community-wide affairs and allowing the actual participants to pay for any over charges. The board decided not to change the current policy.
- The board will ask the Communications Committee to list all 2017 committee members in the upcoming newsletter and will thank them for their support.
- Action List (items not already covered above)
  1. NC State HOA Association: None could be found, all references are to the Planned Community Act, G.S. 47F. The HOA would need 66% approval to adopt them. This item will be deleted from our list.
  2. Better street light agreement: Director Shanus is trying to arrange an in-person meeting with an Energy United representative.
  3. Legal opinion on HOA rights for removing an existing amenity: President Roland asked that we wait until the long-range plan for the clubhouse area subcommittee is formed and then obtain a legal opinion to comply with their suggestions.
  4. Regional EPA opinion on our tree cutting policy: President Roland is still waiting for a reply from the NC/SC regional director.

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

- The board will discuss committee signup sheets at the Annual Meeting at the January workshop meeting.

- Secretary Ish presented the agenda, proxy, candidate's profile, and 2018 budget for the 2018 Annual Meeting. President Roland will write a "From the Board" letter for the packet.
- Director Freeman suggested that we canvas the community to get a better turnout at the annual meeting.
- Director Hoppensteadt will check with Cedar Management Group on whether only members-in-good-standing or all members be considered for the 30% needed for a quorum.
- Director Ish asked that a motion to have the term of the director's office start on January 1 and end December 31 be put on the agenda. The board agreed.

**At 11:52 AM President Roland called to adjourn the meeting**, motion by Shamus, seconded by Freeman, all in favor. Motion passed.

The next HOA closed workshop board meeting is 10:00 AM, Thursday, January 25, 2018.

Respectfully submitted, Curtis Ish, Secretary HOA