

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

Closed workshop, two members invited

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

Members invited to discuss Internet service: Tom Booe and Ken Vander Schaaf

President Roland called the meeting to order at 10:01 AM.

President Roland invited Tom Booe and Ken Vander Schaaf to discuss our Internet service

Two resident members of the HOA, Tom Booe and Ken Vander Schaaf, were invited to discuss suggestions for improving the current Internet services available to our community. Mr. Booe started by explaining that an engineer from Windstream was in the community to examine our fiber-optic cable and any other cables available. He wanted to see what cables are still functional and what will be needed to cover the entire community with service. Director Joel Shanus was also in conversation with the same engineer. Shanus was told that all cables have been abandoned, and the community now owns them. Shanus also reported that there are three terminals in the community.

After discussing the communities various options and who would pay for them, it was decided to wait for the Windstream engineer's report and its cost before any decisions would be made. Director Hoppensteadt added that, hopefully, technology would improve to the point that landline cables would not be needed for better service. Mr.'s Vander Schaaf and Booe excused themselves from the meeting at this point.

Motion by Freeman, seconded by Shanus to approve the minutes of the June 14, 2017, meeting as submitted. All in favor, motion passed.

President Roland asked for committee reports by the BOD liaisons.

ARC: Board liaison Tony Freeman reported that there are two homes under construction and a third home has been approved to start next week. Freeman wanted a clarification on who decides the appropriateness of signs, the board or the ARC. The board directed Freeman to advise the ARC that they have every right to decide on sign permission for the HOA board, and if they have a problem, to refer it to the board.

Communications Committee: Board liaison Curtis Ish read the monthly accomplishment report. He stated that we now have over 400 newsletter subscribers. If we get more than 500 our fees will be increased.

Firewise Committee: Board liaison Curtis Ish reported that our 2017-18 application for a Firewise grant has been submitted.

IRC: Board liaison Tony Freeman reported that trial road reflectors have been installed on Sierra Trace Road. The committee is satisfied with the improved visibility that they provide at night. A few more have been ordered and will be installed in the middle of a roadway to better test the power of the adhesive. Freeman also reported that Dick Getz is making a community chart that will give both the streetlight pole number, which the IRC has already assigned, and Energy United's planed GPS co-ordinates. The IRC is in the process of suggesting a procedure to the board for reporting light outages. Next, Freeman reported that the IRC is getting quotes for road crack filling. They have been advised that it is best done in October. Lastly, Freeman reported on the current status of the

drainage issue on Route 8. Representatives from the DOT met with members John Dean and Dave Pfluum to examine the ongoing problem. A general discussion ensued on what the board should be doing. It was decided to wait until the DOT made their recommendations.

Nominating Committee: Board liaison Roland had nothing to report.

SBG: Board liaison Curtis Ish reported that at a meeting held the previous Monday the group decided to approve a member's suggestion to place a flagpole somewhere at the front gate or entrance area. Ish stated that a subcommittee has been formed to make suggestions on the pole's placement.

Security Committee: Board liaison Joel Shanus reported that the key log is up-to-date. All keys are now accounted for. The front gate cameras are all working. Mike James and Shanus are downloading their computers with the necessary software to record the images. Also reported was that the Healing Springs Drive street sign on Route 8 South (beyond the stop sign) has been installed.

Social Committee: Board liaison Alex Roland had nothing to report.

RFC: Board liaison Al Hoppensteadt gave the bid requirements for the clubhouse exterior painting and restoration (power washing deck balusters and rails, replacing rotting balusters with synthetic materials, repairing damaged siding, and brush painting the west wall and lattice work below the deck.) The work will be done after the pool closes for the season. Next, Hoppensteadt summarized S&ME's engineer findings for the tennis courts. According to S&ME, the subbase is in acceptable condition, and they are not sure why the court's surface is cracking so badly. It is possible that the fault is with the way the asphalt was applied onto the subsurface. S&ME recommended that instead of building a retaining wall, we regrade the base and install a rebarred concrete pad over the existing asphalt followed by a finishing layer of asphalt and latex flooring. President Roland suggested we discuss this in detail with the engineer at our next meeting.

Financial Committee: Treasurer Al Hoppensteadt reported that June's Cedar Management Group results are in and everything is within budget.

President Roland asked for New Business reports:

- The board agreed to ask Shaun Smith Landscaping to limb up the trees 20 feet along Route 8 south of the exit driveway for better line of sight.
- President Roland asked if a motion was needed to allow residents to use the clubhouse for a community function free of charge but be responsible for any cleanup. The board decided that since former boards allowed community activities (Pilates for example), no new policy or motion was needed at this time.

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

President Roland asked for Old Business reports:

- Action List (items not covered during committee reports and New Business)
 - a) Buzzard roof guards were removed from the Action List since currently we are not having a problem.
 - b) Pedestals at the front exit gate will be picked up and placed in position.
 - c) The Tour de Kale committee will be contacted about better monitoring of riders exiting along Rocky Cove Lane after reaching the finish line

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, August 17, 2017.
Respectfully submitted, Curtis Ish, Secretary HOA