

**Minutes of The Springs at High Rock, Inc. HOA Meeting, June 14, 2017**  
**Community Clubhouse, 233 Tor Court, Denton, NC 27239**

**Open meeting:**

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

Members and guests in attendance:

Cindy Pflumm	David Stephens	Jim Bachand
David Pflumm	Donna Stephens	Ali Bachand
Brenda James	Steve Shoaf	Donna Freeman
Mike James	Linda Shoaf	Liz Roland
Joyce Ish		

**President Roland called the meeting to order at 7:00 PM.**

**Motion by Hoppensteadt, seconded by Shanus** to approve the minutes of the May 19, 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 there are two homes being constructed with no issues. Al Hoppensteadt reported that a lot owner will be submitting his plans to the ARC shortly.

Communications Committee: Board liaison Curtis Ish read the monthly prepared CC report. The board-approved tree-cutting policy for the ARC is now on the website. Updates to committee members and the clubhouse rental agreement have been done. And, the Cinco de Mayo pictures are now available for viewing. The committee reported that Blizzard Digital has made the uploading and repositioning of the photos much easier. There are 379 total newsletter subscribers and 111 Off-the-Cuff members. New committeeman Dave Pflumm is now ready to prepare the newsletter, and the committee is grateful for his patience and attentiveness. The committee declined a request to add [www.countyoffice.org](http://www.countyoffice.org) to our Area Information page. They felt that the link was not specific to our area and appeared to be a platform for public records search ads.

Firewise Committee: Board liaison Curtis Ish reported that the US Department of Agriculture is funded and allowing individual grants of \$8,000 through Firewise approved programs.

**Motion by Ish, seconded by Roland** to allow the Firewise Committee to apply for an \$8,000 grant for chipper day pick up and replacement gravel on the emergency exit roadway. All in favor, motion passed.

IRC: Board liaison Tony Freeman reported that the parking blocks at the Tranquility Lakes pond are installed, and the brush cut back at both sides of the front entrance is done. Freeman showed the board and public samples of reflectors that the committee will try on Pinnacle Trail. If successful, the committee will recommend buying enough to line the sides of the three peaks of Sierra Trace Road (earlier discussions also included the steep and sharp curve on Rocky Cove Lane.). Mike James added that the state installs them every 80" on straightaways and 40" on curves. The committee will place them every 80" but alternate them on each side.

Nominating Committee: Board liaison President Roland reported that the committee is starting to recruit possible candidates for the HOA board elections. He reported that there will be at least one vacancy to fill. He also encouraged members interested in serving on any of the committees to contact the committees directly.

SBG: Board liaison Curtis Ish reported that all planting is done until the weather gets cooler. The committee is asking for suggestions from the community on future projects. Steve Shoaf requested a flag pole at the front gate area. Ish will forward his request to the committee.

Security Committee: Board liaison Joel Shanus reported that the gate cameras are installed and functioning. The DVR recorder storage was enlarged from 2 terabytes to 4 terabytes for very little cost. Committee chairman Mike James has looked at the pictures generated and is pleased. All that remains is to download the transfer software from the DVR to a laptop to begin monitoring. Director Hoppensteadt thanked Mike for his time spent in seeing this project to completion. Director Shanus also thanked Bill Conrad for his efforts in getting the poles, conduit, and cables in for the hookup. Shanus also reported that the committee is going to recommend worker day codes and construction codes be changed every 90 days. Shanus personally thinks that in a few years we probably will have to update the whole gate code system, since our computer is out of date and you cannot find replacement parts for it. He speculated that perhaps another swipe card system be used so that computer entry codes cannot be given out to non-members.

Social Committee: Board liaison Alex Roland reported that the committee is getting ready for the July 4<sup>th</sup> picnic which will be held on Saturday, July 1<sup>st</sup>.

RFC: Board liaison Al Hoppensteadt reported that the pool and hot tub are open. The swipe card entry system is also up and running after being damaged by lightning. The cost to repair the damage was \$2,500 with our insurance company reimbursing us \$1,500. Committee members Donna and David Stephens reported that on holiday weekends there may be as many as 15 members from one family in the pool area. They reminded the board that the original allowance rules stated members and their immediate family *living at home* plus four guests. Donna Stephens suggested better monitoring of the pool and perhaps using off duty police to enforce the rules. Director Freeman and President Roland suggested that we start with a newsletter article. Stephens further reported that the floors are scheduled to be refinished this week and quotes are coming in for painting the west side of the clubhouse.

Financial Committee: Board liaison Al Hoppensteadt reported that he doesn't have June's Cedar Management Group's financial report yet, but we have not had any unexpected major expenses. He further reported that at the end of April, our delinquent number is about the same (115) as last year. We have one company owning nine lots that has paid their taxes but not any assessments. We are 85% of our expected accrual budget but grass mowing season is here, and Hoppensteadt expects to be close to 100% by the end of summer. Our reserve is in good shape, but he expects to start spending some of that amount on exterior clubhouse painting and possibly tennis court repairs.

### **President Roland opened the meeting to the public.**

Resident Mike James thanked the board for numbering the streetlight poles. It was very easy to report an out of service lamp to Bill Conrad. Director Tony Freeman reported that Dick Getz is in the process of making a map with each numbered pole in the community (177) on it. President Roland added that Energy United (EU) is in the process of inventorying every piece of equipment they have including their positioning coordinates (GPS). President Roland and resident Ken Vander Schaaf have tried to encourage EU to coordinate our information with theirs, but at this point EU is unsure how to do it. Roland further stated that at some point EU will be coming onto each home owner's property to locate their meters. Resident Mike James reported that there is a lamp out at the boat yard storage area. Those lamps are ours and Bill Conrad has been notified.

President Roland asked for the public's opinion and any suggestions on the needed tennis court repairs. He asked the public specifically what limit would they want to spend repairing the tennis

court. There followed a general discussion about preserving the amenity to not spending anymore on them. President Roland encouraged the public to discuss the problem with as many members as possible, so that when the board has some solid numbers there can be a significant number of opinions.

Next, President Roland asked for comments on visible signs on private property. First, there was a discussion on whether the board could give permission or approval on an individual basis and then whether the board should get involved at all. After a general discussion with almost all opining against any signs at all, Director Ish asked the board to get a legal opinion on whether the "Thank You, Jesus" signs or any other religious signs have been challenged in planned communities with similar prohibitions. President Roland suggested calling our attorney, Ryan McNeill assuming it will be a quick answer.

Lastly, President Roland asked for any suggestions on our growing fire ant problem. Some suggested coffee grounds sprinkled on early in the morning and then wetted down or a commercial insecticide. However, it was noted the ants will just move somewhere else, and it was most important not to let them near your house's foundation.

**At 8:30 PM President Roland called to adjourn the meeting,** motion by Roland, seconded by Ish, all in favor, motion passed.

Respectfully submitted, Curtis Ish, Secretary HOA