

**SUMARIZED MINUTES OF THE MEETING
OF THE SPRINGS HOA BOARD
16 MARCH 2017**

Roland called the meeting to order at 10:06 am.

Members present: Freeman, Hoppensteadt, Roland, Shanus

The Board approved the minutes of the HOA Board meeting of 15 February 2017, as amended

The Board approved the following slate of officers for the current year:

President:	Roland	Vice President	Freeman
Treasurer:	Hoppensteadt	Secretary:	Ish
Director:	Shanus		

Committee reports from Board liaisons:

ARC (Freeman): The ARC met on 13 March. Three houses are under construction: All is OK.

IRC (Freeman): The IRC met 14 March. The committee will install parking barriers on the three spaces at Tranquility Lake to prevent cars from rolling beyond the paved area. The contractor is being recalled to repair the rumble strip on Rocky Cove Lane at Point View Court. Freeman will meet with the contractor to ensure that an appropriate repair is made. The IRC will get two quotes to repair cracks in the roads.

A discussion of street lighting followed. EnergyUnited intends to replace our current sodium vapor lights with LEDs when the current stock of the old lights runs out. The Board was divided on whether or not to terminate our contract with Energy United, buying electricity from that company but buying our light fixtures and service from another source. No consensus was reached. Quotes for lamp replacements will be obtained.

IRC discussed plans to improve the quality of grass on shoulders throughout The Springs. The Board asked that the IRC meet with the SBG to make a proposal, possibly for community discussion at our next open meeting.

Freeman asked about the road accessing the properties at 1090 Rocky Cove Lane. It is a private road. The four property owners who must use that road to access their properties must consult their respective deeds and work out an arrangement for maintaining that road. It is not part of the community property under the control of The Springs HOA.

FINANCE (HOPPENSTEADT): A lot on Sierra Trace owned by the HOA is being sold. Discussions are under way for the sale of another HOA lot on Rocky Cove.

SECURITY (Shanus): Shanus distributed a revised proposal from Protection 1 Security Solutions for cameras at the front gate. Roland will scan the proposal and distribute to members of the Board.

NOMINATING (Roland): No report

SOCIAL (Roland): No report

FIREWISE (Ish): No report

SBG (Ish): No report

COMMUNICATIONS (Ish): Written report distributed by Ish.

OLD BUSINESS

Roland and Hoppensteadt reported similar absences of call-backs from their inquiries about the tennis courts. They will both call again.

Roland will examine with Bill Conrad current phone lines to Springs facilities (one at front gate and three at the clubhouse).

Discussion of ways to get realtors and prospective property owners to obtain and adhere to covenants, restrictions, and conditions before closing on property at The Springs. At least one Board member was cool to the idea of a sign on Healing Springs Road, on the grounds that it would be unsightly and ineffective. It was suggested that current property owners be advised by the newsletter to notify prospective buyers.

Roland reported on the exceptional job that Bill Conrad did in installing the new opener for the entrance gate. He did most of the labor himself and found multiple ways to save The Springs money.

Two new items were added to the Action List: refinish the floor of the clubhouse and paint the west and north sides of the clubhouse.

NEW BUSINESS:

Freeman moved and Shanus seconded a motion that the HOA Board of Directors approve the use of the roadways in The Springs at High Rock for the Tour de Kale charity event on Saturday, June 17, 2017. It is understood that the board assumes no responsibility for any damages that occur and that there will be no trespassing on any other date. Approved.

Freeman moved and Shanus seconded a motion to change both the day worker code and the general membership code (for members that live 100+ miles from the community) immediately. Approved.

The recent theft at 484 Healing Springs Drive was discussed.

It was agreed to meet next on Thursday, 20 April, at 10:00 am.

Freeman moved and Shanus seconded a motion to adjourn. The motion passed. The meeting adjourned at 11:55 am.

Respectfully submitted,

Alex Roland
Secretary pro tem