

**Minutes of The Springs at High Rock, Inc. HOA Meeting, May 19, 2017  
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

**Closed workshop:** No members invited.

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

**President Roland called the meeting to order at 10:00 AM.**

**Motion by Roland, seconded by Freeman** to approve the minutes of the April 20, 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 land owner will be submitting his plans to the ARC shortly. The question of the popular "Thank You Jesus" signs came up. The board is of the opinion that they are no different than the seasonal banners that are displayed, and as long as they are not commercial, are protected under 1<sup>st</sup> Amendment rights. The board decided that if there are complaints, we will seek legal advice on what the HOA can and cannot do.

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. There are 392 total newsletter subscribers and 111 Off-the-Cuff members. The committee has finished the first draft of the "The New Resident's Guide." Soon, it will be sent to all committee chairpersons for their input. A final draft will be sent to the board for comment.

Firewise Committee: Board liaison Curtis Ish reported that the HSVFD had a "Static Water Point" certification test at the Tranquility Lakes pond Monday 15, 2017. He did not know whether the DC Fire Marshal's office approved the pond as a source for fire-fighting tanker refills. Ish explained that a Static Point is not as good as a Certified Water Point, but the HSVFD hopes that if the water storage tanks at Mistral Trail can also be accepted as a Static Water Point, home insurance companies may give us a better rating, which will lower our insurance costs. Ish reported that now that the Federal government has approved a spending budget, he will see if there are any grant monies available.

IRC: Board liaison Tony Freeman reported that on Saturday, May 20, the committee will install parking blocks at the Tranquility Lakes pond parking area. The group will then cut back the brush on Route 8 South just beyond the landscaped grass on both sides of the front entrance area. The purpose of the cutback is to improve the right and left line-of-sight for oncoming traffic when trying to leave The Springs. Freeman further reported that all the lampposts (177 total) have been numbered. Residents can report the exact light pole that is malfunctioning, and Energy United can find them more easily. President Roland reported that EU is using a GPS ID system to identify each pole. Hopefully, both projects will make for better repair service in the future.

Nominating Committee: No report

SBG: Board liaison Curtis Ish reported that the committee has finished putting in the summer plants. The board thanks them for a wonderful job.

Security Committee: Board liaison Joel Shanus reported that he and Chairman Mike James are bringing the key log up to date and will try to collect any keys that are still with retired board and

committee members. The front gate camera installations are progressing. One pole has been installed and ditches for the cables are being dug. The security box for the computer has been ordered.

Social Committee: Board liaison Alex Roland asked for the board's opinion on letting service groups use the clubhouse. The board decided that there are too many to consider and it would be difficult to decide.

RFC: Board liaison Al Hoppensteadt reported that the pool is ready to be inspected. He further reported that the swipe card computer has once again been struck by lightning, and a new motherboard was needed to be replaced for \$1,400. It was then revealed that a second chip card needed to be replaced for another replacement cost and service charge. Director Freeman asked if a surge protector could be installed, but Hoppensteadt replied that EU will not install the protectors on non-residential services. President Roland reported that our maintenance man thinks the system is neither wired nor grounded properly and will ask the RFC to investigate finding a new service company for our pool swipe card system.

Financial Committee: Board liaison Al Hoppensteadt reported that he doesn't have April's Cedar Management Group's financial report yet, but we have not had any unexpected major expenses. He added that with the warm weather upon us, the grass cutting and pool expenses should start catching up to our accrued budget balances. The HOA has closed on the Lot 20, Phase 9 sale for \$4,800 after closing expenses. Hoppensteadt also reported that we will probably close on another lot next month.

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

- Director Hoppensteadt gave a report of a preliminary inspection for the deteriorating tennis courts by Matt Muller of S&ME. Mr. Muller thinks most of the problem is from large rocks being used for the base fill. He gave a quote of \$7,900.00 to analyze by sonar and take core samples. From that information he will advise the board on the best way to repair the court and help select and supervise the repairing contractors.

**Motion by Shanus, seconded by Hoppensteadt** to accept the bid by S&ME to do core samples and sonar evaluation on the tennis court base plus act as a consultant advising us on its repair or replacement for \$7,900.00. All in favor, motion passed

- President Roland reported that he has had trouble getting in contact with the vendor that gave us a quote for refinishing the clubhouse floors. It was brought to his attention that a local resident in The Springs does refinishing. President Roland will contact that person.
- The board next discussed the county's repair of the Route 8 southbound shoulder before the entrance to The Springs. All members of the board were dubious that a single layer of gravel will solve the problem of the sub-surface's lack of drainage. However, the board is happy that the highway officials contacted responded and with the next failure, we will have someone to talk to. The board thanked John Dean for his successful efforts in contacting individuals that responded to our complaints
- Action list (items not already discussed in committee reports)
  - a) Better venting of the clubhouse office: President Roland feels that because the venting will require electricity for the accompanying fans, the work should be done by a licensed contractor rather than our maintenance man. He will get bids for the project.
  - b) Small projects on our Action List for a couple of months: Several projects that will be done by our maintenance man when the pool is open were discussed.

- c) Repair and painting of the west side of the clubhouse: Director Hoppensteadt asked that we put getting bids to brush (not sprayed) paint on the Action List

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

- Secretary Ish requested that the following out-of-meeting motion be read into the minutes:

**Motion by Roland, seconded by Ish** that the HOA purchase four signs identifying the Tranquility Lakes pond and the water storage tanks at Mistral Drive as Davidson County Fire Marshal's office approved "Static Water Sites" for \$200.00. All in favor motion passed (5/6/17)

- President Roland reported that another contractor entered the community through the exit gate. Director Ish stated that the concrete pillars that we hope will stop this practice have been ordered and should be ready for pickup soon.
- President Roland reported that the realtor's open house weekend was not a success. Only one person came to see the six homes that are on the market. President Roland asked the board members to let him know if they can think of alternative ways to help the home and lot sellers show their properties.

**The President called for an executive session to discuss ARC violations**

**At 11:48 AM President Roland called to adjourn the meeting,** motion by Shanus, seconded by Hoppensteadt, all in favor, motion passed.

Respectfully submitted, Curtis Ish, Secretary HOA