

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, November 15, 2017
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Open meeting, members invited:

There were eight residents in attendance:

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

President Roland called the meeting to order at 7:03 PM.

President Roland called for committee reports:

ARC: Board liaison Tony Freeman reported that there are three homes under construction with one due to be completed soon and a new construction to start in December, 2017.

IRC: Board liaison Tony Freeman reported that the road repairs continue, mostly crack filling. They hope to be done by Monday, November 20. Freeman also reported that two of the original repairs need more work and some debris needs to be cleaned up at Mesa Trail before the committee considers the job done. Freeman further reported that the road reflectors will be installed on Pinnacle Trail and Tor Court. They are very satisfied with the effectiveness of the reflectors and plan to install them on sections of Sierra Trace Road next year. Freeman lastly reported that the approved shoulder repair of the newly-asphalt-repaired roads is still scheduled for this year.

RFC: Board liaison Al Hoppensteadt reported that the pool season is over, and the board is now in the process of working on the needed clubhouse repairs. Hoppensteadt then explained the planned repairs to the membership. Hoppensteadt advised the membership that next week the deck will be closed off until the deck railing is completely replaced.

Finance: Treasurer Hoppensteadt explained the board's monthly financial report to the membership. The report showed that the HOA is within the current 2017 budget and with the pool season ended and grass cutting coming to an end, we should continue to be so for the remainder of this year. Lastly, Hoppensteadt asked that all committees have their 2017 expense reimbursement into the Finance Committee by December 15, 2017.

Security: Board liaison Joel Shanus reported that the new front gate camera system is working. A faulty camera has been replaced and a refurbished laptop has been purchased by the HOA to keep the software needed to show the recordings. Security is considering putting a large speed bump in the turnaround space at the front gate as a further deterrent to drivers who are trying to enter the community through our exit gate. Shanus asked that when you see a vehicle at the entrance computer, you stop your vehicle after passing through the exit gate to let the gate close before moving on. A resident asked how much the camera system has cost. Director Hoppensteadt estimated about \$1,800 to install and \$149 per month to lease for three years. A second resident asked if the board still has an off-duty sheriff checking vehicles after they enter The Springs. Shanus reported that after consultation with Chairman Mike James (Chief of Police, Spenser, NC) the program was not worth the cost now that the front gate camera system has been installed.

Nominating: Board liaison Alex Roland reported that some residents are considering serving on the board but are not totally committed yet to replace the two board members who are retiring. President Roland added that once we have a full board in place, the board will try and recruit members to serve on a subcommittee formed for the purpose of developing a long-range clubhouse area amenities

plan. Al Hoppensteadt, board liaison for the RFC, advised that there will be expense and approval parameters for any future plans submitted.

Social: Board liaison Alex Roland reported that the December 2, 2017, Holiday Party has been scheduled and ready to be enjoyed by all. President Roland advised the membership that there was some discussion by the board members on how much should be spent on our get-togethers throughout the year. The board decided to ask the Social Committee for more input.

Firewise: Board liaison Curtis Ish reported that the committee met with representatives of the Security Committee to explain and update our Calling Post internet service. Six people from both committees will be calling all home owners for the needed information. A notice will be in the next newsletter, and a special notice will be sent when a test call is planned. A member asked if there would be a Chipper Day (wood debris pickup) this year. Ish answered that there has not been any response to repeated emails on the application status. Resident Walt Kruger asked the board to remind people not to park on the roads even with expected snow storms. Home owners should park on the grass shoulders instead.

SBG: Board liaison Curtis Ish reported that the new flagpole dedication and the Rolling Thunder, Inc. Missing Man Table Ceremony on Veterans Day was a great success with many residents in attendance. The board thanked Jim and Ali Bachand for organizing the event and hosting a luncheon afterwards. The board also thanked the committee and especially Jim Johnson for obtaining and installing the flagpole. Ish also reported that the winter flowers have been planted.

Communications: Chairwoman Joyce Ish gave the monthly report of special notices sent, 401 newsletter subscribers and 101 blog members. There were no problems, and a link to the candidate profile will be on the next newsletter.

President Roland opened the meeting to the membership

Walt Kruger (representing the HSVFD) asked the board to cut back the over grown foliage along Canyon Road in the Boulder Ridge section.

President Roland closed the meeting to the membership

President Roland reported that the shoulder repairs will be done this year to complete the planned 2017 improvements to our roads

President Roland discussed the remaining items on the board's Action List

- Installing vents in the clubhouse HOA business office for better cooling of the room will be done by the contractor that is doing the clubhouse exterior and deck repairs at no cost.
- Bringing the deck up to code is 90% done.
- Board director Joel Shanus has agreed to look into whether we can get a better contract for our street lighting bill.
- President Roland reported that he is asking the EPA if they have a set of enforceable standards concerning whether an owner can clear cut his property for a view. The NC State EPA has not seemed interested, but President Roland has been referred to the national EPA office in Atlanta, GA. A general discussion followed.

President Roland called for new business

Resident Ruth Howard asked if owners of the private driveways leading to undeveloped lots could be asked to cut back the overgrowth on the asphalt. A general discussion followed of the difficulty of setting standards for a heavily forested community; the board took no action.

President Roland made a motion to adjourn, seconded by Hoppensteadt. All in Favor, meeting adjourned at 8:25 PM.

The next scheduled meeting is for December 12, 2017

Respectfully submitted, Curtis Ish, Secretary HOA