

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, October 18, 2017
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Closed workshop, no members invited.

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

President Roland called the meeting to order at 10:03 AM.

Motion by Shanus, seconded by Freeman to approve the minutes of the September 21, 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 one home listed as under construction will have its CO shortly and all others are progressing without problems.

Communications Committee: Board liaison Curtis Ish read the monthly accomplishment report: One special notice for the HSVFD open house, 404 newsletter subscribers, and 141 members on the blog.

Firewise Committee: Board liaison Curtis Ish reported that the committee will meet with the Security Committee to bring the Calling Post Internet service up-to-date.

IRC: Board liaison Tony Freeman reported that the broken road asphalt repairs, clubhouse parking lot crack filling and seal coating, and the tennis court crack filling were completed. President Roland was concerned that the pavers had left the old asphalt debris at the corner of Mesa Trail and Sierra Trace Rd. Freeman said that Pave All had to return to complete the road crack filling, and he would make sure they removed all debris. Freeman also stated that the road repair bid did not include building up the shoulders (which the board feels helped with the breakdown of the asphalt in the first place). Director Ish will ask Lee Truell to give a quote on repairing the shoulders. Director Shanus suggested that any shoulder repairs include building up the deepening gully at the corner of Mistral Trail and Sirocco Road with both soil and shale or rip rap.

Lastly, Freeman advised the board that the IRC will be having a workday Saturday 21, 2017, on Pinnacle Trail installing road reflectors. They will put a sign on the 25 MPH speed sign at the front entrance warning drivers to proceed with caution.

Nominating Committee: Board liaison Alex Roland reported that the committee may have candidates willing to stand for elections to replace the two retiring directors.

SBG: Board liaison Curtis Ish reported that the flagpole at the front gate will be installed Saturday, October 21, 2017. Resident Jim Bachand will organize a dedication ceremony on Veterans Day, November 11, 2017. The committee plans to have a workday Friday, October 20, 2017, to put in winter flowers (pansies).

Security Committee: Board liaison Joel Shanus reported that the gate cameras are working well and better lighting at night is being installed. Treasurer Hoppensteadt stated that he has had some difficulty with the company concerning when the contract started but will resolve it soon. Shanus then reported that the committee will update the Calling Post computer list. Firewise chairman Curtis Ish asked that the committees meet together since FW has been monitoring the list for the HSVFD since the program started.

Social Committee: The board thanked the Social Committee for a wonderful Oktoberfest picnic.

RFC: Board liaison Al Hoppensteadt reported that Mr. Campbell will start the deck, rail, and clubhouse repairs next week.

Financial Committee: Treasurer Al Hoppensteadt reported that Cedar Management Group's September report has not been sent to him yet. There were no unexpected expenses so the report should reflect being within the budget. Hoppensteadt asked that there be a closed workshop meeting to go over the 2018 budget before the November open meeting. The board agreed to meet 9:30 AM Wednesday, November 15, 2017. Director Ish reminded all directors that it was their responsibility to have their committees submit a budget request with explanations for the monies requested by October 31, 2017.

Lastly, Hoppensteadt reported that the property owner who is trying to donate her two lots to a The LandTrust for Central North Carolina, 204 East Innes Street, Suite 280, Salisbury, NC 28144 can legally do so. Questions were asked if LandTrust still had to pay annual assessments. Hoppensteadt said they do.

President Roland asked for Old Business reports:

- ARC board liaison Tony Freeman said the committee is considering repainting the one or two mailboxes that have badly rusted for the owners rather than trying to force the owners to do something.

President Roland asked for New Business reports:

- The board gave IRC chairman Dave Pflumm permission to put a temporary sign up over the 25 MPH sign at the front entrance warning members any time road repairs are in progress and to proceed with caution.
- The board approved letting Jim Bachand put an article in the newsletter advising members of a flagpole dedication service on Veterans Day (November 11, 2017)

Executive session to approve the ARC violation's letter to be sent.

At 11:40 AM President Roland called to adjourn the meeting, motion by Shamus, seconded by Freeman, all in favor. Motion passed.

The next HOA closed budget workshop board meeting is 9:30 AM, Wednesday, November 15, 2017. Next public open meeting is 7:00 PM, Wednesday, November 15, 2017.

Respectfully submitted, Curtis Ish, Secretary HOA