

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, September 21, 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 as amended of the August 17, 2017, meeting as submitted. All in favor, motion passed.

Motion by Roland, seconded by Hoppensteadt to approve the minutes of the September 4, 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 there will be three new applications in addition to the three homes that are currently under construction. One of the construction homes is expected to be completed in the next few weeks.

Communications Committee: Board liaison Curtis Ish read the monthly accomplishment report: one special notice sent, July HOA summary minutes posted to the website, and HOA database updates reported. The new Resident Quick Reference Guide has been completed and will be uploaded to the website this week. The committee has added Internet Options and Newspaper Delivery Options at The Springs to the "Announcements and Events" section of our Home Page in the hopes that the information will be more easily available to our residents.

Firewise Committee: Board liaison Curtis Ish reported that there has been no response from the newly appointed Firewise coordinator in Raleigh to three emails about the status of our grant application. The board asked Ish to write a notice advising residents not to put wood debris out for pick up this year.

IRC: Board liaison Tony Freeman reported that the committee will be asking for money in the 2018 budget for the following repairs or upgrades:

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| 1. Shoulder repairs and reseedling | 3. Reflectors for Sierra Trace | 5. Gravel for the emergency exit road |
| 2. Rumble strip repair (loose stone) | 4. Pavers across the Tranquility Lake dam | 6. Handicap parking area closer to the clubhouse* |

Freeman further reported that the road and clubhouse parking lot repairs are being scheduled. The quote to use road crack filler on the tennis courts is \$1,200. It was understood that this is just a temporary fix until a newly formed committee can make recommendations to the board on a long-range plan for the courts.

Motion by Hoppensteadt, second by Ish, to accept a bid of \$1,200 to fill the cracks on the tennis courts with road crack filler by Ruston Paving Company. All in favor, motion passed.

The IRC suggested modifying the front exit gate with an extension bar instead of the current pedestals. The board advised Freeman that there would be safety issues and regulations to abide by and doubted this idea would be accepted by our insurance company.

Nominating Committee: Board liaison Roland reported that the committee is starting to contact potential candidates. Director Freeman suggested that our standing committees should try to recruit some of our new residents in an effort to introduce them to the workings of the board.

SBG: Board liaison Curtis Ish reported that the flag pole base is in the ground, and as soon as the concrete cures, the pole will be put in place. Shaun Smith has been directed to cut back the loropetalum bushes at the gatehouse.

Security Committee: Board liaison Joel Shanus reported that the gate cameras are working well but will need better lighting at night to maximize their full potential. The bushes no longer interfere with the recordings, and the computer hookup has been simplified. Hoppensteadt will pay Protection 1 their installation fee and start the monthly contract September 15, 2017.

Social Committee: Board liaison Alex Roland reported that the committee is all set for our Oktoberfest gathering at the clubhouse.

RFC: Board liaison Al Hoppensteadt reported that he sought three bids: for the deck, rail and clubhouse sidewall repair, plus brush-painting the west and south outside wall of the clubhouse. He was most impressed with the lowest bidder, Campbell. While examining the deck from below, Campbell noted the same deficiency that an engineer found last spring with the joists and strap holders. He submitted a bid of \$1,250 to repair them while he is here and repair a damaged gutter for \$115.

Motion by Hoppensteadt, second by Freeman to accept Campbell's bid of \$15,922 to replace the west side deck pillars, repair damaged siding and brush-paint the west and south side of the clubhouse. Campbell will also bring the deck joists and strap hangers up to code for \$1,250 and repair a damaged gutter for \$115. (Total expenditure \$17,287.00) All in favor, motion passed.

Financial Committee: Treasurer Al Hoppensteadt reported on Cedar Management Group's August results. He noted that the number of delinquent payments has dropped from 99 a year ago to 84. He further reported that the four big expenditures are as expected, and will transfer \$92,000 from the cash account into our reserves. However, he advised the board that most of this year's reserve monies will be used for approved road repairs and clubhouse painting and repairs. Hoppensteadt asked the board to reimburse him for \$61.41 for monies he spent finishing up the front gate camera installation.

Motion by Ish, seconded by Shanus to reimburse Al Hoppensteadt for \$61.41. Freeman, Ish, Roland and Shanus approve, Hoppensteadt abstain. Motion passed.

President Roland asked for Old Business reports:

- President Roland reported on the community's suggestions for the pillars. Residents that did not like them objected mostly because of the aesthetics. The board will ask the SBG to find more appealing pillars. Freeman suggested we find the proper spacing first before we do anything else. President Roland will write a newsletter article thanking those who took the time to give their opinions and explain that the board will ask the SBG to find a suitable replacement.
- President Roland suggested forming a committee to consider options for developing a long-range plan for the clubhouse area. After some discussion, it was decided to ask for one representative from the board, the ARC, the IRC and the RFC plus two at-large members to be on the committee. Director Hoppensteadt will draw up a list of parameters for the committee to work within.

- President Roland will write a newsletter article reminding people to keep their mailboxes in respectable condition as befits the whole neighborhood.
- Action List (items not covered during committee reports and Old Business)
 - a) Vents for the HOA office: Director Hoppensteadt suggests letting Campbell install the vents. The board agreed.
 - b) Director Hoppensteadt reported that metal roofs are not routinely grounded.

President Roland asked for New Business reports:

- Secretary Ish asked the board to select a meeting time for the 2018 HOA Annual Meeting. The board directed the secretary to try and reserve Saturday, March 3, 2018, and if it is not available, Saturday, February 24, 2018. (**Editor's note: The Annual Meeting will be 2/24/18**).
- Director Shamus suggested that next year the pool should stay open longer. There was no action taken, and it was decided to leave it up to next year's board.

At 12:19 PM President Roland called to adjourn the meeting, motion by Shamus, seconded by Freeman, all in favor. Motion passed.

The next HOA regular workshop board meeting is 10:00 AM, Wednesday, October 18, 2017. Next public open meeting is 7:00 PM, Wednesday, November 15, 2017.

Respectfully submitted, Curtis Ish, Secretary HOA