

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, April 11, 2018
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Closed workshop, no members invited

Directors in attendance: Freeman, Ish, Shanus and Svatek; Myers absent.

2017 Vice President Freeman called the meeting to order at 10:05 AM.

Nomination and election of HOA Board officers for 2018

Director Curtis Ish nominated Tony Freeman to be President, seconded by Joel Shanus, all in favor, motion passed.

Director Curtis Ish nominated Karl Svatek to be Vice President, seconded by Joel Shanus, all in favor, motion passed.

Director Curtis Ish nominated Joel Shanus to be Treasurer, seconded by President Freeman, all in favor, motion passed.

Director Joel Shanus nominated Curtis Ish to be Secretary, seconded by President Freeman, all in favor, motion passed.

HOA board liaisons to the board's committees were assigned:

- ARC: Freeman
- Communications Committee: Ish
- Firewise Committee: Ish
- IRC: Svatek
- Financial Committee: Shanus
- SBG: Ish
- Security Committee: Shanus
- Social Committee: Svatek
- RFC: Svatek

Director Joel Shanus agreed to be the board's liaison to our contracted services and pool maintenance man, Bill Conrad; and Curtis Ish agreed to be the liaison to our grass cutter, Shaun Smith. Karl Svatek will be the liaison for the Recreational Facilities Long-Range Planning (ad hoc) Committee.

After discussion, the board decided to redefine the Nominating Committee's purpose to helping with the annual meeting check in and verifying HOA member-in-good-standing status of all potential board candidates. The board will rely on advertisements in our newsletter or nominations from the floor at the annual meeting for soliciting candidates to replace retiring board members.

President Freeman asked for any available committee reports

ARC: President Freeman said that spillage from a cement truck on Rocky Cove Lane has been cleaned up. Freeman gave a report on the three homes that are currently under construction and advised that there may be three new ones starting. He further reported that three older homes for sale have been closed on. Freeman lastly reported that the ARC has extended an invitation to board members (especially our two new directors) to attend the ARC's next meeting in order to better understand how the committee functions. They meet the second Monday of each month at 5:00 PM.

IRC: President Freeman gave a brief report for the committee. The committee is very happy with the roadside reflectors and has purchased enough to do the mountains on Sierra Trace Road. They will pick a work day in May and advertise in our newsletter for volunteers to help install them.

The NCDOT will excavate a drainage ditch along the north side of our property's boarder with Rte. 8. The IRC will install a drainage tile and the NCDOT will cover it up. The NCDOT advised us to take up our underground irrigation piping before they start digging. No date has been scheduled for the work to begin.

Finance Committee: No report was prepared for this meeting, but the committee will produce one for the board and the secretary will forward it to the board by email.

Communications Committee: Board liaison Curtis Ish read the monthly accomplishment report: No special notices, 397 newsletter subscribers, and 139 members on the blog. The committee will update the website when officers and liaisons have been decided upon. SmarterMail accounts have been set up for directors Caron Myers and Karl Svatek, and Alex Roland has been removed from the board's forwarding list. Finance chairman Al Hoppensteadt has asked to be left on the board's forwarding list since many of the questions the board receives concern dues assessments.

Firewise Committee: No report

SBG: The committee met recently. Projects discussed included time and type of summer annuals to be put in and mulching the limbed-up wooded area around the first Tranquility Lake pond.

Security Committee: Board liaison Joel Shanus reported that all the front gate cameras are working well. The committee will be updating the clubhouse key list for keys not needed anymore by retired directors and committee personnel.

Social Committee: no report

RFC: no report

President Freeman asked for Old Business reports:

- Director Ish reported the 2017 approved buildup of the shoulders adjacent to the six areas of road work that was completed last fall was scheduled to be started last February, but the wet spring has made the soil too muddy to compress the shale rock into a stable layer. The contractor will start when the soil has dried out.

President Freeman asked for New Business reports:

- President Freeman reported that a rip rap water run-off basin at the bottom of Dalebrook Court has filled in and is non-functional in preventing excessive water runoff onto the adjacent property.

Motion by Freeman, seconded by Ish to have Shaun Smith dig out the basin and replace the rip rap using the old rip rap and any new stones needed. Cost between \$1,400 and \$1,700 depending on how much new rip rap is needed. All in favor, motion passed.

- Board liaison Karl Svatek will ask the RFC for suggestions to keep the vultures from using the deck rails for perching sites.
- Secretary Ish reported that Ken Vander Schaaf wishes a list of current home owners and residents in order to update The Springs Directory.

Motion by President Freeman, seconded by Ish to allow resident Ken Vander Schaaf to update the resident directory. All in favor, motion passed.

At 11:50 AM President Freeman called to adjourn the meeting, motion by Ish, seconded by Svatek, all in favor, motion passed.

The next HOA closed workshop board meeting is 10:00 AM, Thursday, May 17, 2018.

Respectfully submitted,
Curtis Ish, Secretary HOA