

Minutes of The Springs at High Rock, Inc. HOA Meeting, February 21, 2018
Community Clubhouse, 233 Tor Court, Denton, NC 27239

The meeting convened at 10:00 am. Directors present: Freeman, Hoppensteadt, Shanus. Visitor: Board candidate Karl Svatek. Roland joined the meeting at 10:15.

The directors discussed the arrangements for the annual meeting on 24 February. It was noted that a quorum seems likely.

The directors discussed the proposed amendments to the bylaws. There was still no agreement on what proposed wording should be put before the members. Roland agreed to continue discussion with Curt Ish to find an acceptable compromise.

Freeman raised the issue of state work to repair the drainage at the entrance to The Springs. All agreed that we should let the state do the work of digging up the current area that is inadequately drained and laying down an adequate system and fill. The Springs will then landscape on the surface. The IRC will revisit the issue of a turning lane at that time. Freeman will put a notice of this work in the newsletter.

Shanus will also place a notice in the newsletter that there will be a test of the Calling Post system in the near future.

Freeman asked about further modification of the policy recently reported in the newsletter on snow plowing. It was agreed to stay with the announced system for now. During the next snow storm, an experiment with pre-treating the most troublesome areas will be tried. And if necessary, sanding of the troublesome areas will be tried after the snow. Experiments will further be made with the best time to begin plowing, late in the snowfall or after the snow has stopped. Hoppensteadt will check with Shaun about procuring a plow and attachment for his truck, to avoid the hazards of trying to plow on our steep roads with his tractor. Further, Shaun will be asked to attend a future meeting of the IRC to discuss these issues.

Roland re-introduced the issue of The Springs tree-cutting policy. He repeated his report that extensive consultations have failed to reveal a sanction that the HOA Board can apply to a member who cuts down trees in violation of The Springs covenants. Roland has consulted with state, regional, and national environmental protection agencies and with our legal advisor, Ryan McNeill. Government agencies at multiple levels will intervene if tree removal leads to erosion that poses a serious and direct threat to a significant body of water. Otherwise, these agencies do not become involved in questions of tree removal on private property. Roland recommends that the new Board taking office after the annual meeting on 24 February invite the ARC to meet jointly with the Board to recommend changes to The Springs covenants and to notify property owners and prospective property owners that our rules on tree removal are advisory.

The meeting adjourned at 11:20 am.

Respectfully submitted,

Alex Roland
Secretary Pro Tem