

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, January 25, 2018  
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

**2018 board candidates invited**

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

Board candidate, Karl Svatek

**President Roland called the meeting to order at 10:07 AM.**

**Motion by Hoppensteadt, seconded by Shanus** to approve the minutes of the December 12, 2017, meeting as submitted. All in favor, motion passed.

**President Roland asked for committee reports by the BOD liaisons.**

**(ARC) Freeman** reported that work has begun on a new house at 1303 Healing Springs Drive. Progress has been made on construction at 645 Boulder Ridge Drive. Plans have been approved to attach a single-car garage to the existing garage at 171 Lawson's Lookout. A short-term parking violation was resolved without intervention by the ARC.

**(IRC) Freeman** reported that Jim Kelley has joined the committee. Shaun Smith joined the committee for its meeting on 24 January to discuss snow removal. The IRC presented recommendations to the Board, which were discussed later in the meeting. New members are needed on the IRC

**(RFC) Hoppensteadt** reported that work on the clubhouse has been completed, as reported in the newsletter. Work on the clubhouse will be completed this year. **Hoppensteadt moved that the Board accept a bid for the next installment of the work in the amount of \$10,137. Seconded by Shanus. Approved.**

**(Finance Cmte) Hoppensteadt** reported that we will come in under budget this year. Our contractor was unable to do the work planned for the road shoulders, meaning that Shaun Smith also would not be doing his follow-up work on providing dirt. Both will be carried forward into the 2018 budget.

**(Security Cmte) Shanus** reported no new business.

**(Nominating Cmte) Roland** proposed a new sign-up sheet for the annual meeting. He agreed to prepare it in keeping with the consensus from the discussion.

**(Social Cmte) Roland** reported that the committee had met, made its schedule for 2018, and assigned members to lead preparations for each event.

**(Firewise)** No report.

**(SBG)** No report

**(Communications Cmte) Roland** read the written report from Committee Chair Joyce Ish. **Roland moved and Shanus seconded,** approval of the new committee plan for distributing SmarterMail accounts. Approved.

**OLD BUSINESS**

**Ish** submitted a written progress report on repair of select shoulders along our roads. The contractor has been unable to get to this job as planned. He will be turning to it in the coming weeks.

**Ish** submitted a written report in advance of the meeting. Verification of phone numbers in the Calling Post notification system has been completed. A test will be done in the next couple of weeks.

**Roland** led a discussion of the ad hoc committee being formed to consider future needs for recreation facilities at The Springs. Roland, John Dean, Joyce Ish, and Charlie Ryan will serve as at-large members. Representatives will be sought from the ARC, the IRC, and the Board.

Members discussed the Action List, removing one item.

The meeting went into closed session to discuss the case of a possible violation of covenants by a property owner. After discussion, the meeting returned to open session.

## **NEW BUSINESS**

Recommendations from the IRC served as the basis of a reconsideration of The Springs snow-removal policy. After extensive discussion, Roland agreed to draft a statement to property owners explaining our policy for snow removal. The key components will be hiring snow removal of a single lane within The Springs on a loop proceeding from the front gate, down Healing Springs to Rocky Cove, on Rocky Cove to Mistral, up Mistral and southwest on Sirocco to Sierra Trace, along the length of Sierra Trace to Lawson's Lookout, down Pinnacle to Rocky Cove, and back to the front gate. Specific provisions will be made for sanding and salting of select areas.

Hoppensteadt reported on removal of the pile of dirt at the intersection of Rocky Cove and Point View Court. Shaun will remove the dirt once potential conflicts with nearby power lines are resolved.

Roland presented a plan for new and improved committee sign-up sheets at the annual meeting. The new sheets will list the current membership of each committee and allow present members to indicate if they wish to continue. They will also provide a space for people to volunteer to join the committee. The sign-up sheets will be sent to committee chairs after the meeting.

The Board considered Curtis Ish's motion for the annual meeting—in the event that a quorum is achieved—to move future annual meetings to the autumn. It was agreed that Roland would draft alternative language providing that the Board could schedule the annual meeting at a time and place it found to be in the best interests of the HOA.

Roland will contact Board members by email to schedule a last-minute meeting before the annual meeting.

Without objection, the President adjourned the meeting at 11:55.

Respectfully submitted,

Alex Roland  
Secretary pro tem