

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, June 15, 2018
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Closed workshop, no members invited

Directors in attendance: Freeman, Ish, Shanus, and Svatek.

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

Motion to approve the May 17, 2018, HOA minutes by President Freeman, seconded by Ish, all in favor, motion passed.

President Freeman asked for committee reports

Finance Committee: Treasurer Joel Shanus explained the May financial summary prepared by the Finance Committee. Expenses for the month are normal with no surprises. He reported that there were some bank foreclosures which reduced our account receivables, but this was money that we would probably never receive anyway. Director Ish asked that now that the bank owns the foreclosed lots, are they responsible for the assessment dues. Shanus will check with Finance for an answer.

ARC: President Freeman reported that after meeting with the ARC, the 2018 HOA board will follow the policy written and approved by the 2017 board. That policy states that ARC will allow some trees removed for a view, and if there are problems, allow the owner to petition the 2018 board for another ruling. President Freeman further reported that four homes are in various stages of construction: two are almost finished, one is being framed, and another just starting. He also reported that plans have been submitted for one more home to be started this year.

IRC: Board liaison Karl Svatek reported that the committee will be meeting at Tranquility Lakes to discuss plans to deepen the outflow culvert at the first pond. Rip-rap rock has been delivered for this and several other projects in The Springs. Svatek further reported that the installation of roadside reflectors on Rocky Cove Lane will be scheduled for Saturday 23. Resident Janet Curtis will provide lunch for the work crew. President Freeman suggested that the reflectors on Sierra Trace Road be extended from Boulder Ridge Road to the end of Sierra Trace Road. They were not installed on this section because it was relatively flat, and there were no homes present at this time, but Freeman pointed out that if there were a fire emergency and the emergency exit road was needed, they would be very helpful in smoky conditions. Next, Svatek reported that the committee will be looking into some sort of walkway across the earthen dam at the first Tranquility Lake pond. Ish warned the IRC that the community was advised by the DC Soil and Water Management Department not to pave with asphalt or concrete. The water runoff would create drainage and erosion areas on the dam. Lastly, Svatek reported that the committee is investigating LED solar-supplied streetlights to replace our current EU lights. Svatek requested that we meet with an EU representative to discuss what is needed to remove the current lights. The board asked that the committee submit a firm proposal and assurances that the replacement street lights will meet our requirements before a meeting with EU be arranged.

RFC: Board liaison Karl Svatek reported that the pool has been heavily used by both children and adults. The pump problems that delayed the pool's opening have temporarily been fixed, but a new commercial pressure bladder and holding tank have been ordered. The well pump repairman warned the RFC that a new well may be needed especially if there is more demand for water. Some of the problem was due to the well's very low recovery rate. Lastly, President Freeman has had requests to extend the pool and hot tub season past Labor Day. The board decided that the community will be notified that for now the closing date is tentatively scheduled for Labor Day weekend but, if the

weather outlook at that date is for continued warm weather, the pool and hot tub season will be extended for an additional week. The secretary was directed to write an article for the newsletter.

Security Committee: Board liaison Joel Shanus reported that the new front gate computer system is working very well.

Social Committee: Board liaison Karl Svatek reminded the board that the July 4th picnic will be June 30, instead of midweek, so that more people can attend.

Firewise Committee: Board liaison Curtis Ish reported that the NC Forestry Service has a grant application for 2018 monies to pay a profession tree service to remove collected wildfire mitigation wood debris. It is a competitive process, but those communities that receive the grants should know by the middle of July.

SBG: No report

Communications Committee: Board liaison Curtis Ish read the monthly accomplishment report:

- Special notices sent to the membership: pool and hot tub closure and opening,
- Coordinated with the Long-Range-Planning Committee sending an email survey to active newsletter accounts and to emails address available, but not receiving the newsletter. A list of all other members for whom we have no email address was sent to Cedar Management Group for USPS mailing.

There are 382 newsletter subscribers and 148 members on the blog.

RFC Long-Range-Planning Subcommittee: Board liaison Karl Svatek reported that there are only 23 respondents to the LRPS's survey sent to all members. The board hopes for a better response eventually so that a finalized report can be submitted to the board by the end of the year and presented to the membership at the 2019 Annual Meeting.

President Freeman asked for Old Business reports:

- The board asked the secretary to put another article in the newsletter reminding the community that we still don't have anyone to fill a board vacancy.
- Action List (items not covered in the committee reports)
 1. Alternative to asphalt repaving of our roads: The IRC declined to meet with Bob Krebs, Seal Master, at this time but will keep his name for future information before the committee recommends any more paving contracts
 2. Dalebrook run-off catch basin repair: Locum has marked underground wiring; Shaun Smith is awaiting backhoe rental availability.
 3. Shoulder repairs with shale, dirt and grass seed: Truell reported he is 90% done and will start on the fire tower emergency roadway after he returns from vacation next week.
 4. Cost/availability of lighting over the water storage gate valves: Director Shanus reported that he has looked at what is needed and will contact EU to install a line and light pole in front of the tanks over the valves. He does not expect EU to charge us since we will be buying the electricity from them.

President Freeman asked for New Business reports:

- The board continued its discussion of the clubhouse well. It was decided to advise the Financial Committee to increase the clubhouse reserve account in case we have to dig a second well. It was reported that the well only produces 0.5 gallons/minute.

- President Freeman was concerned that underage children are using the hot tub with their parents' permission. Director Ish stated that the reason the NC state laws don't want children in public hot tubs is the worry that very hot water could heat a small child's body core temperature above 100⁰F very quickly. However, Ish further added that if the parents are allowing this, he did not see how the board could monitor this without a full-time life guard on duty.

Executive session to discuss personnel matters

At 12:33 PM President Freeman called to adjourn the meeting, motion by Ish, seconded by Shanus, all in favor, motion passed.

The next HOA open board meeting is 7:00 PM, Wednesday, July 18, 2018.

Respectfully submitted,
Curtis Ish, Secretary HOA