

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, May 17, 2018
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Closed workshop, guests invited

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

Guests: Fire Chief Chris Bean and Tommy Carrick from HSVFD

President Freeman called the meeting to order at 10:04 AM.

HSVFD Chief Chris Bean presented a proposal to the board to install a piping system for refilling the water storage tanks more quickly and efficiently after they have been used. President Freeman asked how often the tanks were going to be used. Chief Bean replied that he hoped never for an actual emergency, but the fire department plans to make sure all the volunteers in the HSVFD are familiar with the dry hydrant system now in place. He said that the department would be having a live drill at least once and possibly twice a year. The current refill system is cumbersome and takes 4 to 6 hours to refill one tank. Tommy Carrick, HSVFD member and NC licensed plumber, would do the installation free, and the community will provide the materials.

Motion by Ish, seconded by Shanus, to reimburse the HSVFD up to \$1,250 for materials to install a refilling piping system for the three water storage tanks. The labor will be supplied at no cost by the HSVFD. All in favor, motion passed

Chief Bean also asked if there was some way to install night time emergency lighting over the on/off tank valves. Director Shanus (Security) will investigate. Additionally, Chief Bean asked if the Emergency Only Fire Tower roadway could be used during the drills. The board agreed to this request. The board then asked the chief if a once-a-year snow storm would affect the traction of their vehicles. Chief Bean said no.

Finally, Chief Bean invited all members of the community to visit the firehouse any time during daylight hours or during their monthly 3rd Tuesday 7:00 PM board meeting. At this point the board thanked the HSVFD for its dedication to our community's fire safety. They then excused themselves.

Motion to approve the April 11, 2018, HOA minutes by President Freeman, seconded by Shanus, all in favor, motion passed.

President Freeman asked for committee reports

ARC: President Freeman reported that at the last HOA meeting ARC had invited board members to come to an ARC meeting but neglected to mention which one. They are inviting the directors to their June 11, 5:00 PM meeting. Freeman reported that there will be one home started in July at the end of Healing Springs Drive. Other homes are satisfactorily proceeding on schedule.

IRC: Board liaison Karl Svatek reported the road reflectors on Sierra Trace Road have been installed, and their effectiveness has already been tested with the recent rain and fog. Director Shanus vouched for them and suggested that maybe we should do the entire road system and try turning off the street lights. Svatek said the feedback has been very positive and several members have suggested the entire community should be covered. Svatek further reported that owls have been purchased for the clubhouse deck to deter the perching vultures.

RFC: Board liaison Karl Svatek reported that no decision has been made by the committee for a pool/hot tub closing date. There will be an article in next week's newsletter announcing that the pool has passed state inspection and will be open Memorial Day weekend.

Finance Committee: Treasurer Joel Shanus reported on the March financial summary prepared by the Finance Committee. Expenses for the month are normal with no surprises.

Security Committee: Board liaison Joel Shanus reported that the memory storage for the front gate computer system is at full capacity, and the software is so far out of date that there are no technical services for it. The committee advises using Carolina Parking & Entry Systems, Winston-Salem, NC, to upgrade the memory (3000 entries from the present 500) and Door King System Smart Keypad W Programming App software.

Motion by Shanus, seconded by Ish to accept Carolina Parking & Entry Systems' proposal to upgrade the memory and software to our present front gate computer for \$2,700.00. The price includes labor, transferring data to the new system, and a one-year warranty for parts and technical services. All in favor motion carried.

Shanus also reported that the new software will allow backup of all entered numbers. He suggested that the same HOA computer that is used to store the front gate camera recordings be used to back up all security files including the front gate lists. Next, Shanus said that Security Community was frustrated with people not willingly giving back keys to the clubhouse in their possession. Ish recommended that next year we have a locksmith change the lock, and the board will issue new keys. Finally, there was an executive session discussion about ARC violations (see Ex.Session minutes).

Social Committee: No report.

Firewise Committee: Board liaison Curtis Ish reported that the NC Forestry Service has appointed a grant coordinator, and Ish has submitted an application for 2018 monies for a fall cleanup.

SBG: Board liaison Curtis Ish reported that the committee is planning a work day at the Tranquility Lakes pond area Tuesday, May 22.

Communications Committee: Board liaison Curtis Ish read the monthly accomplishment report: Special Notices: Ken Vander Schaaf's directory request. There are 382 newsletter subscribers and 148 members on the blog.

RFC Long-Range Planning Subcommittee: Board liaison Karl Svatek reported that the committee is waiting for board approval to send out a general survey to all members on what community amenities are important to them.

Motion by Svatek, seconded by Ish, to allow the LRPS to send a survey of our amenities to all members. The board suggests that the committee be able to determine whether the information returned comes from local lot owners, distant lot owners or home owners. All in favor, motion passed.

President Freeman asked for Old Business reports:

- The board asked the secretary to put an article in the newsletter thanking Ken Vander Schaaf for his successful efforts in updating *The Springs at High Rock Private Homeowners' Directory*.
- Action List (items not covered in the committee reports)
 1. Alternative to repaving our roads: The IRC will meet with Bob Krebs, Seal Master, for information.
 2. Dalebrook catch basin repair: It is on Shaun Smith's to-do list; it is a busy time of year.

President Freeman asked for New Business reports:

1. The board decided to have a required open-to-the-membership meeting at 7:00 PM, Wednesday, July 18, 2018, (originally 7/19/18 but was changed due to conflicts).
2. The secretary asked to read the following out-of-meeting motion into the minutes:

Motion made by Svatek, seconded by Ish, to approve a property-owners-only fishing sign at the Tranquility Lakes pond. All directors responded yes, motion carried (5/6/18).

3. President Freeman reported that Director Caron Myers is resigning as director because of unexpected health issues.
 - a. **Motion by Ish, seconded by Freeman**, to accept Caron Myers resignation with regrets and wish her a speedy and complete recovery from her illnesses. All in favor, motion passed.
 - b. President Freeman directed the secretary to put an article in our newsletter advertising the Board of Directors' vacancy.

At 12:13 PM 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, June 14, 2018, (changed to Friday, June 15, 10:00 AM due to clubhouse rental booking)

Respectfully submitted,
Curtis Ish, Secretary HOA