

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, July 18, 2018
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Open meeting, members invited:

There were 29 residents in attendance.

Directors in attendance: Tony Freeman, Curtis Ish, Joel Shanus, Linda Shoaf, and Karl Svatek

President Freeman called the meeting to order at 7:03 PM.

President Freeman presented a gift of a serving tray from the TDK for participating in and allowing the community to host the "Summit Challenge." The secretary was directed to write a thank you note in appreciation.

President Freeman introduced new board member Linda Shoaf to the membership and thanked her for offering to serve.

Motion by Svatek, seconded by Ish to accept the minutes of July 16, 2018 HOA workshop meeting as submitted. Freeman, Ish, Shanus and Svatek in favor, Shoaf, abstained, motion passed.

President Freeman called for committee reports:

ARC: Committee chairman Dan Field reported that there are presently four homes under construction.

IRC: Board liaison Karl Svatek reported that the committee has enough road reflectors left to complete the east end of Sierra Trace Road and from the junction of Rocky Cove Lane and Healing Springs Drive east to the front gate. The committee is waiting for cooler weather to install them. Svatek then reported that the new well only needs the trench dug from the well to the clubhouse to be operational. We are awaiting the ILS inspector to find where a buried telephone line is before we can proceed. Committee chairman Dave Pflumm gave a report on what the committee feels will be an adequate pump to service the new well. Finally, Svatek gave an update on the continually rutted shoulder on Route 8 south at our front entrance. We are on the state's work list for installing a French drain and then a 3' shoulder widening. A resident asked what is being done about some widening cracks on Healing Springs Drive. Pflumm responded that he has sealed some of the cracks already and more could be sealed to forestall the day when we have to seal or repave.

RFC: Board liaison Karl Svatek explained that the only ongoing problem with the RFC is the well, which has already been reported on.

Finance: Treasurer Joel Shanus reported that the expenses are running very close to what was budgeted. Electricity is lower because the pool has been open less. Delinquents are lower because the banks foreclosed on a couple of individuals. We won't see any money from this action, but we did not have to pay foreclosure costs. Shanus, once again, explained the difficulty of dealing with EU and their policy of using the poles for nothing but EU's streetlights.

Security: Board liaison Joel Shanus reported that the new front gate camera system is working very well. As presently setup, the recording system keeps a backlog of 4 months of recording. Next, Shanus reported that the computer at the front gate has been completely replaced and now can be adapted for several types of security entry methods. The old computer was 10 years out of date and at capacity for new telephone number and entry code storage. Shanus thanked committee persons Ruth Howard and Debbie Dean for manually entering the old numbers into the new data banks. There followed a general discussion about the community's responsibility for security. Observation is

good; personal involvement is dangerous. A resident contributed that the Denton area is being subjected to the nationwide opioid epidemic.

Social: Chairwoman Liz Roland reported that the next social event will be the Oktoberfest on October 6. It will be held in the clubhouse.

At this point a member asked to speak about a complaint he had with the HOA's boat yard policy and the committee that issues the stickers to use the facility. His main problem was that because he is not a resident, meeting with the committee persons to get an assigned space for his newly purchased boat was more difficult than it should have been. Committeewoman Debbie Dean defended the Security Committee and the committee members involved in the complaint. She felt that as volunteers it was not always possible to be available all the time. Former director David Stephens added that as the community grows there is a greater chance that volunteers will not be able to maintain the community's business, and it will be turned over to Cedar Management Group. Then we can expect a 30-day wait for anything to be done.

Firewise: Board liaison Curtis Ish reported that he has not heard whether or not we will be receiving a cleanup day grant this year. Ish reported that the emergency exit road had been in need of some upgrading since it was built 8 years ago. A contract has been awarded, and it is hopeful that it will be completed next week.

SBG: Board liaison Curtis Ish reported that with 90⁰+ temperatures and little rain we can't get much growing, but thanked committeewoman Robin Thomas for her efforts to add wood chip mulch to the future planting area at the Tranquility Lakes pond.

Communications: Chairwoman Joyce Ish gave the monthly report of 3 special notices sent concerning the pool/well and a public meeting reminder. There are 383 newsletter subscribers and 149 blog members. Also accomplished was the emailing of the LRPC survey to active email accounts and compiling a list for USPS mailing to the rest. Ish also reported that in tomorrow's newsletter there will be a couple of photos by Dick Getz.

Long Range Planning Committee (LRPC): Board liaison Karl Svatek reported that the committee will meet in early August to tabulate the results of the survey that the committee sent out in May. Svatek reminded the membership that all surveys should be into the committee by August 1, 2018. So far, there have been 47 responses.

President Freeman opened the meeting to the membership

Speaker David Thomas: Mr. Thomas brought up the subject of better broadband Internet. He has been in contact with a company that is interested in installing four antennas of their own throughout the community. Mr. Thomas thinks the cost will be nothing to us since the company hopes to send out signals to other communities besides ours. He was referred to resident Ken Vander Schaaf, who has researched this problem extensively.

Speaker Alex Roland: Dr. Roland wants the board to change the current policy of mandatory approval to remove trees for a view by either the ARC or the HOA BOD to an advisory status. He feels the current policy is unenforceable and unfair to those members that follow the policy. Director Curtis Ish agreed that it is a very difficult policy to enforce but some oversight is needed to prevent wanton clear-cutting for tree harvest. The ARC chairman, Dan Field, said he would like to keep the policy as it is. A resident asked if the HOA could license cutting fees to manage the damage. Director Svatek offered that maybe the ARC should look into a "tree replacement for every tree removed" policy.

President Freeman closed the open meeting.

President Freeman called for old business.

- Action List (items not already discussed in the committee reports)
 1. Dalebrook Court wastewater catch basin clean out: S. Smith says he will get to the project next week
 2. Emergency exit roadway repairs: Truell Grading will be bringing shale, 2 loads of crusher run gravel, and one load of dirt to spread for \$1,300 material and \$600 labor. Mr. Truell hopes to have the project done next week.
 3. Legal opinion on responsibility for developer's driveway serving three lots, two of which are landlocked without the driveway: The board asked Ryan McNeill to draft an opinion to be sent to the owner and his realtor. The opinion is a part of these minutes (Appendix 1).

President Freeman called for new business

- Meeting in executive session to discuss a zoning question by a resident.

Resident Liz Roland asked if the board has considered a response to a petition that was signed by 29 residents/families asking for a raise for maintenance man Bill Conrad. Director Ish reported that the board received the petition. The petition is a part of these minutes (Appendix 2). The board assigned the secretary to investigate how much of a raise should be considered. Several members of the meeting all voiced support for a raise in Mr. Conrad's salary.

President Freeman made a motion to adjourn, seconded by Svatek. All in Favor, meeting adjourned at 9:32 PM.

The next scheduled workshop meeting is for August 23, 2017
Respectfully submitted, Curtis Ish, Secretary HOA

Appendix1.

From Ryan McNeil 7/12/18. This is Mr. McNeill's response to the realtor's question below. It was sent to the realtor without any additional comments from the HOA.

The person inquiring about this is a realtor that appears to be working with the owners of Lot 34. Lot 34 has a private drive as part of the real estate on the deed. It does have direct access to Rocky Cove Lane, although it's possible that they may want to use the drive to attach the driveway to when they build the house. In an **easement situation** like this certainly Lots 33 and 32 have an obligation of maintenance and potentially Lot 31 (although it's much more likely they would put the driveway directly onto Rocky Cove Lane). Lot 34 would really only be responsible for maintenance in that situation if they decided to use the driveway as well. What I've seen in most situations is that if a person goes to the bank to get financing the bank would probably ask for a road maintenance agreement and then that person could go to the other lot owners and get one drawn up since they would eventually all use the road and could share in the road expense rather than having one person pay for it all.

From the HOA's perspective though this is a private drive and is not part of the common area or limited common area and there would be no maintenance of that driveway paid for by the association itself. I would also recommend that they seek the advice of their own legal counsel and not rely on legal advice from the association's legal counsel since the association's interest and the homeowner's interests can be at conflict in certain situations.

From: "London Scialdone" <HOA@thespringsathighrock.org>

Sent: Friday, June 29, 2018 2:50 PM

To: HOA@thespringsathighrock.org

Subject: Information Request from London Scialdone

Name: London Scialdone

Email: LondonAtTheLake@gmail.com

Good afternoon,

I represent Mr. & Mrs. Tushingam, the owners of Lot 34 on Rocky Cove. Property address is 1090 Rocky Cove Lane.

This particular property borders Lots 33, 32 & 31 with an easement driveway on Lot 34 for access to those lots.

Can you please tell me who maintains this road as homeowners build?

Thank you in advance and I can be reached at 704-636-7373, Office and 704-280-3516 Cell.

Message sent on June 29th, 2018 at 2:50 PM from 71.68.69.122.

Appendix 2.

We, the undersigned, support an immediate raise for Bill Conrad. Having compared his 2008 salary, as listed in the Springs annual budget, with his 2018 salary, we find that his compensation has not even kept pace with the cost of living. Since the Springs provides no additional benefits, this means that he is paid less in real dollars than he was a decade ago.

In that time, his job has become more challenging. There are more residents at the Springs. Infrastructure and facilities are older and often more difficult to maintain. New equipment and installations (security cameras, irrigation equipment, pool safety devices, etc.) require monitoring and maintenance. And, many upgrades and replacements require his familiarization with an array of new technologies and practices.

Finally, with each passing year, Bill's value to the community, as its institutional memory, grows. Present at the creation, he knows literally where much of our history is buried and why it was put there. Before we decide to change anything in this physical environment, it is always prudent to ask Bill how and why it got to be in its present state. In our opinion, we could not begin to replace his contributions to our community with the salary we are now paying him.

We recognize that he has received bonuses of \$500 to \$1,000 in some years, and that he was recently authorized to receive reimbursement for his work-related travel. But we feel that his value to our community should be recognized by an increase in his base salary.

Liz Roland

Keith Overcash
Jerry & Liz Tilley
Linda & Steve Shoaf
Gail & Ken Capone
Jim & Cheryl McCluskey
Jerry & Sharon Parish
Barry & Judi Slobin
Bill & Judy Heffner
Bob & Alyce Cairns
Randy & Tracey Hutchins
Jimmy & Anne Croom
Larry & Vickie Lindow
Ed & Priscilla Terry
Jim & Ali Bachand

Jim & Patsy Johnson
Jim & Bekah Kelley
John & Debbie Dean
Mike & Brenda James
Dan Field
Ken & Minta Vander Schaaf
Joan & Gary Feierstein
John & Robin Thomas
John & Ruth Howard
Drew Snyder
Mark & Patsy Ellwanger
Walt & Ronnie Kruger
Beckie Yates
Fred Nader

Alex & Liz Roland

