

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

### **Unscheduled workshop meeting, no members invited**

Directors in attendance: Freeman, Howard, Ish, Shoaf and Svatek

### **President Freeman opened the meeting at 10:03 AM.**

Topics discussed and actions taken:

1. Discussed procedure for 2018-2019 snow plowing by Mr. Dan Parsons.  
Director Karl Svatek will be the board liaison to Mr. Parsons. Both will decide when to start plowing. Mr. Parsons suggested that if a heavy snowfall is to be expected, he will start mid-storm. Svatek warned the board that Mr. Parsons will not be buying his truck's plow until mid-December, thus if there is a freak early storm, we will not have any plowing. President Freeman will detail the arrangements that have been made at the 10/25/18 open meeting. Also, Mr. Parsons will be encouraged to let the community know he is available for driveway plowing in our blog, "Off the Cuff".
2. Statistical analysis of actual amount of crime in the Denton area.  
Director Svatek sought to find out the actual amount of crime in our area. He found it very difficult and could not say whether our area is above average or just average in comparison with other small towns in the state. Security Committee's cochairman Director Howard reported that her committee had also looked into how serious a problem local crime was and found it average with other towns. A side report is in the executive session minutes.
3. Director Ish gave his report on deer hunting to reduce the deer population in The Springs.  
State District Biologist, Rupert Medford, had recommended two professional rifle hunters and two bow and arrow groups that might be interested. Contact with the rifle hunters revealed that the area available for hunting is too small. The websites for the bow and arrow hunters did not give any names of individuals that would be both ethical and expertly qualified for our use. The board decided to shelve any hunting plans for the immediate future.
4. Director Ruth Howard wanted clarification about the lighting needed at the front of the water storage tanks. She will pursue getting a quote from Energy United for a hookup to a light pole.
5. Discussion about Tranquility Lake's first pond dam restoration and protocol to prevent future overflows.  
The discussion started with the acknowledgement that the bottom drain valves have to be relocated for easier access and opened at least 18 hours in advance of anticipated hurricane rainfalls. We now know that the bottom drains alone will drop the water level 12" in 6 hours. Discussion continued on who should be in charge of opening the valves. There followed more discussion on how many of the recommendations made by Davidson County Soil and Water Management District Supervisor, Andy Miller, we can implement. It was decided we will extend the bottom drain pipes and install new, better exposed valves, trench the outflow from these pipes directly into the second pond, and remove the shale on the slope of the dam at the damaged site. The damaged area will be filled and packed with clay dirt approved by the Soil and Water Management Department. If possible, in the space allowed on our property, we will try to straighten out and smooth out the spillway as much as possible. Director Ish will contact surveyor Kevin Wall, LPS, to mark our boundary at the east end of the pond.

**Motion by Ish, seconded by Freeman**, to hire Kevin Wall, LPS, to survey the east end of our property, phase 12TL, lot 54, for \$500 or less. All in favor, motion passed.

6. Discussion on who should clean up the Tranquility Lakes pond paths and drainage basins. Previous cleanup days at the ponds by volunteers was briefly reviewed. The board discussed whether to have our landscaper do the work or try to have another volunteer day later this fall. No action was taken.
7. Secretary Ish advised the board that the owl statues where not working anymore. Ish has put the topic on the agenda for the open meeting.

**The President called to adjourn the meeting. Motion by Ish, seconded by Svatek** to adjourn the meeting at 11:47 AM. All in favor

The next meeting will be a public open meeting at 7:00 PM Thursday, October 25, 2018.

Respectfully submitted, Curtis Ish, Secretary HOA