

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, September 27, 2018
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Workshop meeting, NC District Wildlife Biologist Rupert Medford invited:

Directors in attendance: Tony Freeman, Curtis Ish, Ruth Howard, Linda Shoaf, and Karl Svatek
Agent Rupert Medford.

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

Motion by Svatek, seconded by Ish to accept the minutes of August 22, 2018, HOA workshop meeting as submitted. All in favor, motion passed.

President Freeman invited Wildlife Biologist Rupert Medford to discuss our growing deer population program:

Agent Medford is a state biologist responsible for 10 counties surrounding and including Davidson County. There followed a 45 minute discussion and Q&A session. Four methods of reduction were discussed. (1) Bow and arrow hunting by well qualified hunters. (2) Two specifically recommended sharp shooter hunters. (3) Translocation at a cost of \$2,000 per deer (immediately discounted). (4) Baited contraception. This fourth method was strongly opposed by agent Medford because of the poor response in previous trials and the fear of hormonal ground water contamination to wells and lakes.

Agent Medford also expressed frustration with deer repellents and planting low-desirable plants around our homes. Basically, deer will eat anything if starved, and it was very evident to him that there was no undergrowth left in our forests for the deer to feed on. In addition, he pointed out that deer have no natural enemies (except hunters) or harsh winters in NC.

Agent Medford then asked how much land was available for hunting. Director Ish advised that the clubhouse area had 50 to 55 acres, and the community owned about 8 other lots averaging 2.5 acres. Getting permission from private lot owners was possible but would take some effort. Agent Medford also advised that a bow/arrow control program would have to be done yearly. He recommended that all meat be donated to local charities. With the area that is available, only one or two hunters would be needed to hunt. Agent Medford stressed that the fewer the hunters the more deer will be harvested. He also said that there is now a GPS app that can locate the hunter and show him the private lot property lines (ON-X).

At the end of the discussion the board thanked Agent Medford. It was decided that Director Ruth Howard will contact Uwharrie Point for information on their deer control, and Ish will contact the recommended hunters and hunt clubs for price and availability.

President Freeman asked for board liaison committee reports

Finance: No report at this time. Finance chairman, Al Hoppensteadt, will send an email to the board members when he returns from vacation 10/1/18.

ARC: Board liaison President Freeman reported that there are two new homes under construction.

IRC: Board liaison Karl Svatek reported that a date has been chosen to install road reflectors from the front gate to the end of Healing Springs Drive. Volunteers have been asked for in this week's newsletter. Next Svatek presented to the board a written bid by Everhart Asphalt Repair, Lexington, NC, for \$3,525 to install a gravel base and 2" asphalt for three lined handicap parking spaces on the

north side of the clubhouse driveway. Truell Grading, Southmont, NC, will do surface grading for \$225.00. A copy of the contract is a part of these minutes (appendix 1).

Motion by Svatek, seconded by Shoaf, to accept Truell Grading's bid of \$225.00 to prepare a level surface for the creation of the handicap parking spaces off of the clubhouse driveway. The paving and lining will be done by Everhart Asphalt Repair for \$3,525. All in favor, motion passed.

Svatek then presented resident Don Parsons' High Rock Plowing Services proposal for charges that will be applied for snow removal on all roads with homes on them. Since the charges are determined by the depth of the snowfall, there was some discussion on where and when the depth would be measured. Also discussed was whether Mr. Parsons will decide when to plow or a director will be responsible for letting him begin plowing. It was decided that Mr. Parsons will wait until a board liaison directs him to begin plowing to protect him from undue criticism. Director Svatek will be Mr. Parsons' board liaison.

Motion by Svatek, seconded by Shoaf, to accept High Rock Plowing Services' proposal for snow plowing the roads in the Springs at High Rock for the winter of 2018-19. The contract is a part of these minutes (appendix 2). All in favor, motion passed.

RFC: Board liaison Linda Shoaf advised the board that the pool cover will soon have to be replaced. It was suggested that the RFC put that cost in next year's budget. Shoaf then reported that kids had put soap in the hot tub over the Labor Day Weekend. Security co-chair Ruth Howard reminded the board that almost all pool related problems usually involve the hot tub. She also reminded the board that children less than 12 years of age are not allowed in the heated tub by state regulations, and if there is a reported problem, both the pool and the hot tub could be closed by the state. President Freeman reported that IRC chairman Dave Pfluum has installed an antenna for our TV to receive local programs.

Security: Board liaison Ruth Howard reported that the committee did a gate code audit. They found 12 out-of-date codes which were deleted.

Social: Board liaison Linda Shoaf reported that Oktoberfest will be October 6 at 5:00 PM at the clubhouse. Director Svatek asked that the Social Committee consider some special 25th anniversary event in 2020. Our community was founded 8/4/1995.

Firewise: No report

SBG: No report

Communications: No report

Long-Range Planning Committee: Board liaison Karl Svatek reported that the committee will meet one more time to give a final report to the board.

At this point there was a general discussion on Windstream's failure to provide Internet service via cable and other options. It was decided that this should not be addressed by the LRPC since it was due to give one final report on clubhouse area amenities and then disband.

President Freeman called for old business

- President Freeman reported that the potable water test for the new clubhouse well had a high Zinc reading. The state agreed to return and check the water after it goes through our filter. We are waiting for them to return.

- The annual meeting will be held at the Southmont Fire Station at 7:00 PM, Saturday, January 26, 2019. A question was raised on whether or not there would be a social half-hour before the meeting. (Editor's note: The Social Committee will host a greeting with light refreshments at 6:30 PM.)
- Action List (items not already discussed in the committee reports)
 1. Emergency lighting for the water storage tanks. Security board liaison Ruth Howard reported that she has been in contact with retired member Joel Shanus, about EU's installing a light pole with an on/off switch. Shanus will be in contact with the committee when he returns from vacation.

President Freeman called for new business

- The secretary read the following out-of-meeting motion into the minutes: All members responded in the affirmative.

Motion by Freeman, seconded by Ish, to appoint resident member Ruth Howard to fill the HOA's Board of Directors vacancy caused by the resignation of Joel Shanus. Mrs. Howard will serve for the remainder of his term until re-election or replacement at the 2019 Annual Meeting.

Motion by Ish, seconded by Shoaf, to appoint Director Ruth Howard to be treasurer of the 2018 HOA Board of Directors. All in favor, motion passed.

- Security Committee board liaison Ruth Howard reported that the committee is concerned that our present remote system is very outdated system. It allows the remote's signal to be easily copied by generic remotes or borrowed and then coded into internal car signal systems. The committee recommends we use a more up-to-date remote configured so that each remote has its own signal and cannot be duplicated. The number of times and use of each assigned remote can then be tracked similar to our present keypad system. Further discussion centered on whether construction companies should be able to have a remote or not and ways to retrieve them when the construction is done.

Motion by Howard, seconded by Ish to accept Carolina Parking and Entry Systems, Winston-Salem, NC, to provide a Door King receiver box for \$200.00, install the receiver for \$500.00, and sell the HOA 200 Door King remotes for \$20.00 each plus tax. All in favor, motion passed.

The committee suggests the board sell the remotes for \$35.00/ remote to cover the cost of the remote, taxes, and any shipping and handling in the future.

- Before the meeting, members of the board met on site with Mr. Andy Miller, department head of the DC Soil & Water Management. They reviewed damage done to the Tranquility Lakes' first pond dam during tropical storm Florence and received advice on the dam's repair. At this meeting, the board discussed the next step in the repair of the washout at the spillway end of the dam. After much discussion it was decided to have the secretary contact two people Mr. Miller suggested as persons that could recommend contractors with experience in earthen dam building (government regulations prevented Mr. Miller from giving any references).

President Freeman made a motion to adjourn, seconded by Ish. All in favor, meeting adjourned at 1:47 PM.

The next scheduled meeting will be open to the public on Thursday, October 25, 2018, 7:00 PM.

Respectfully submitted, Curtis Ish, Secretary HOA

Appendixes 1 and 2

Proposal Page No. _____ of _____ Pages

REX A. EVERHART
 336 260-8280

EVERHART ASPHALT REPAIR
 State Specification Asphalt
 For All Asphalt Needs
 431 Bob Cat Cove
 Lenoir, N.C. 27292

OFFICE: 336-240-1013
 Seal Coating & Striping

PROPOSAL SUBMITTED TO: Karl Suter PHONE: 336-521-7611 DATE: 8-13-2018

EMPLOYER: SPRINGS JOB NAME: SPRINGS

CITY, STATE AND ZIP CODE: _____ JOB LOCATION: 4146 Home Location

ARCHITECT: _____ DATE OF PLANS: _____ JOB PHONE: _____

We hereby submit specifications and estimates for:

Area of Pavement Approx 80' x 43' 6" Stone 2" Asphalt
Approx 26 sq yds *3550.00
(Gravel grade and Ready for Stone - 225.00)
Stripe H.CAD MARKS *200.00

Assumes Paving According to Contract
 A Flaming Charge of 2% Per Month
 (2% - Annually Will be Made on All Pmt Due Amounts)

I, Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: Three thousand five hundred twenty five 00 dollars (\$ 3525.00).

Payment to be made as follows: with in 15 days of completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from above conditions (items exceeding extra costs) will be measured only upon written orders, and will constitute an extra charge over and above the estimate. All agreements pertained same within, accurate or always beyond our control. Order to carry on, bonds and other necessary insurance.

Authorized Signature: [Signature] Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature: _____

High Rock Plowing Services **Proposal**

1105 Sierra Trace Rd.
 Denton, NC 27239
 910-975-0703

DATE: AUGUST 30, 2018

TO: HOA Board of Directors
 The Springs at High Rock
 Denton, NC 27239

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Dan	Springs at HR 2018 -19	NONE	Net EOM

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	The following prices are provided for winter 2018 - 2019 and are based upon national averages.		
	Service provided would be one pass on all roads where there is a residence built. Roads that I will have to back track on would receive two passes. I would also ensure that snow would not be piled at the end of anyone's driveway. Flags will be placed to mark roads edge December thru March and provided by me.		
	For 3 to 6 inches of snow per storm (As measured at storm end and billed accordingly)		\$450.00
	For 6 to 9 inches of snow per storm (As measured at storm end and billed accordingly)		\$900.00
	For 9 to 12 inches of snow per storm (As measured at storm end and billed accordingly)		\$1350.00
	Storms exceeding 12 inches of snow, it would be an additional charge above the 9 to 12 price.		\$100.00 per inch
	*No services provided for ice storms.		

Submitted by: [Signature]

Reviewed and Accepted by: _____

THANK YOU FOR YOUR BUSINESS!