

**Minutes of The Springs at High Rock HOA, Inc. Meeting, October 25, 2018
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Open meeting, members invited:

There were 29 residents in attendance:

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

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

Motion by Ish, seconded by Shoaf to accept the minutes of the September 27, 2018, and October 17, 2018, meetings as submitted. All in favor, motion passed.

President Freeman called for committee reports:

ARC: Board liaison Tony Freeman reported that there are presently five homes in various stages of being built. The committee is having no problems with any of the builders.

IRC: Board liaison Karl Svatek reported that the road reflectors on Healing Springs Drive have been installed. The remaining roads will be done next spring. The committee will install the reflectors on the cul-de-sac at the east end of Sierra Trace Road and put poled reflectors on the emergency road. Svatek also gave a report on the plans for improving the drainage site of the first Tranquility Lake pond. Work will begin as soon as the site is surveyed by Kevin Wall, PLS. Svatek then reported on the board-approved handicap parking spots off of the clubhouse driveway. It is hoped that the work will be done this fall.

RFC: Chairwoman Liz Roland reported that the turkey vultures are damaging the pool cover. Suggestions for mechanical owls and/or snakes were made. The IRC committee will get some prices.

Finance: Chairman Al Hoppensteadt reported that expenses are running very close to what was budgeted. Hoppensteadt predicted that the HOA expenses will come in as budgeted for the year. He expects the proposed 2019 budget will be the same as the 2018 budget. He also reported that the reserve money is being put into CDs now that they are getting 3%+ interest. Liz Roland thanked Al Hoppensteadt and the Finance Committee for all they do in keeping the community on a sound financial basis.

Security: Board liaison Ruth Howard reported that 12 of the 4-digit, out-of-date numbers have been deleted from the computer list at front gate call box.

Social: Chairwoman Liz Roland reported that the next social event will be the holiday party on December 1, 2018. She asked the membership to please let the committee know if they plan to attend by November 25, 2018. Liz also reported that the party will be limited to 90 -100 persons.

Firewise: Board liaison Curtis Ish reported that the NC state grant/contract writing agency wants an up-to-date motion approving the Conflict of Interest Policy for Non-Profit Organizations.

Motion by Ish, seconded by Freeman to approve the signed by Ish "Conflict of Interest Policy for Non-Profit Organizations". All in favor, motion passed.

SBG: Board liaison Curtis Ish thanked the committee for planting the pansy beds at the entrance and front gate. Chairwoman Patsy Johnson reported that earlier in the summer rocks were moved and compost added to create beds for daffodils and tulips by the pathway of the first Tranquility

Lake pond. Patsy also called attention to the addition of a table among the trees. It has been secured with a concrete anchor and is already being enjoyed by picnickers.

Motion by President Freeman, seconded by Ish to have Shaun Smith Landscaping mow the grass weekly from the entrance to the Tranquility Lake pond for \$300.00 per mowing. The width of the mowing shall be from the road to the wood line. Freeman, Ish, Howard, and Shoaf yes; Svatek abstain.

Ish thanked the unknown person who decorated the pedestals at the front gate with pumpkins.

Communications: Chairwoman Joyce Ish asked that newsletter articles be submitted by the Tuesday noon deadline to insure that it is ready to email to subscribers on Thursday morning. Ish further reported that there are 379 newsletter subscribers and 149 blog members.

Long Range Planning Committee: Chairman Alex Roland gave a brief history of the reasons and purpose that this temporary committee was formed. He then explained the results of a questionnaire sent to every member in good standing. The committee had divided the membership into three groups: home owners, NC residents, and non-NC residents. The membership will receive a detailed analysis in the near future. The interim report given at this meeting shows that the clubhouse and pool are important to everyone, and the next four amenities (hot tub, boat storage, boat docks, and Tranquility Lakes) have much less interest. Very little interest was expressed for the tennis courts and the Cascade Creek area. Roland further reported that the committee is looking into more accurate quotes for the tennis court repair and possible relocation. The committee is also looking into ways to increase the number of spaces for boat yard storage. A member asked about expanding the pool. Roland offered several options and reported that the committee hopes to have some costs for the board to consider, as well. Director Howard and a member both questioned the validity of the results because of the small number of returned surveys (59 out of 500). Roland finished his report explaining that most respondents felt that any necessary increases in association dues because of expanding amenities should be done by a gradual increase rather than a single, one-time charge. Roland invited any members to add comments and suggestions at any time to the committee.

President Freeman called for old business:

- Security Committee co-chairwoman and Director Ruth Howard explained the reason the Security Committee is changing the front gate remotes to a digital chip, non-reprogrammable device from the present manually-reprogrammable ones. The board approved the changeover at the October 17 meeting. The committee will start testing the new remotes in a couple of weeks, and if there are no problems, they will start selling them to the membership. The first offering will be limited to two remotes per family at \$35/ remote. Some members questioned the amount being charged for the remotes. Another member questioned why have the upgrades at all since there have been no problems in the past. The committee feels that it is just a matter of time before there is a problem and wants to know our community tried its best to prevent it.
- Director Svatek gave a brief report on the board's contract with Dan Parsons for snow plowing this winter season.
- Director Ish gave a report on board-approved improvements to the earthen dam for the first Tranquility Lakes pond. Ish further reported that the Soil and Water Management agent feels the dam is still very functional in keeping the pond intact.
- Action List: all items have already been discussed.

President Freeman opened the meeting to the membership:

- Resident Ken Van Der Schaaf asked about the board's investigation into deer control. President Freeman reported that the area the community had to allow hunting was too small for any significant reduction in numbers, and the cost was prohibitive (\$300/deer).
- Member Dave Thomas reported that Kent Broadband, LLC, Salisbury, NC, is interested in installing two receiving/sending towers in the community. The locations would be below the tennis courts and the fire tower. The board will ask if the owner of Kent Broadband, LLC is willing to come and speak to the board. Ken Vander Schaaf asked about the reliability of his work. Dave Thomas named a few of the communities that Kent Broadband, LLC has serviced.

President Freeman closed the meeting to the membership.

President Freeman called for new business:

- The IRC will select a day to clean up the Tranquility Lake area by volunteers.
- Director Howard reported that Energy United will install a light at the water tank storage area for \$30.00 and charge \$11.24/mon electricity and maintenance. The light will come on at dusk. The board approved this solution and will have an out-of-meeting motion when the contract is written.

President Freeman asked for a motion to adjourn.

Motion by Ish, seconded by Howard. All in Favor, meeting adjourned at 9:42 PM.

The next scheduled workshop meeting is for November 13, 2018 at 10:00 AM.

Respectfully submitted, Curtis Ish, Secretary