

**Summarized Minutes of The Springs at High Rock HOA, Inc. Meeting, November 13, 2018
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

HOA workshop board meeting, Kent Winrich (Kent Broadband, Salisbury, NC), Dave Thomas, Dave Pflumm, and Ken Vander Schaaf invited to discuss Internet improvement. Finance chairman, Al Hoppensteadt, to present and explain 2019 budget

Directors in attendance: Tony Freeman. Ruth Howard, Curtis Ish, Linda Shoaf, and Karl Svatek
Invited guests in attendance: Kent Winrich, David Thomas, David Pflumm, and Bill Scheppers. Al Hoppensteadt arrived at 10:45 AM.

President Freeman called the meeting to order at 09:57 AM.

President Freeman invited Kent Winrich of Kent Broadband, Salisbury, NC, to present a preliminary inquiry into establishing a wireless broadband network in the community.

Mr. Kent Winrich introduced himself and gave his background in wireless transmissions. He stated that he and an equally experienced partner have founded a company designed to serve small underserved communities that have been ignored by the larger national companies. Mr. Winrich was not aware of the co-ax cable that was already installed in the community. He also was told that he could not use the fire tower, and Director Ish advised him that the twenty-year lease, which was signed four years ago, expressly allowed access to the tower for community purposes. Winrich stated that use of the fire tower and a cable from the tower to the clubhouse would make the networking plan much more feasible. The IRC agreed to provide Winrich with a map of the underground cables. Winrich reported that this new information would cause him to rethink his original proposal.

Questions were raised about the effects of weather and foliage on reception. He reported no problems would be expected. He was asked about the time frame from startup to homes' receiving reception. He reported a couple of months. There were questions about the cost to the individual home owner. Winrich reported that that would depend on the number of homes subscribing, but he figured \$60 to \$80/ month, which would be cheaper than current service plans and with much faster bandwidth. Another question asked was how The Springs would be compensated for services being sold beyond the community. Winrich replied that there would have to be compensation, but the primary focus was to get wireless into our community first. He felt confident it could be done but anticipates a few challenges due to the mountainous terrain.

Finally, Winrich was asked about references, insurance, and any required licenses. He will provide addresses of communities his company already serves and proof of insurance. His company needs no licenses. Other questions were asked about how he was going to get the signal into our homes and from the front gate and clubhouse. Mr. Winrich concluded his presentation by offering to provide the survey form for interested residents that he used in other communities. David Thomas was asked to be the contact person between the board and Mr. Winrich.

President Freeman thanked Mr. Winrich for his presentation and closed the meeting to the public at 10:57 AM.

Motion by Shoaf, seconded by Ish to approve the minutes as submitted of the October 25, 2018, HOA meeting. All in favor; motion passed.

President Freeman asked Finance Chairman, Al Hoppensteadt, to present the committee's 2019 draft budget

Chairman Hoppensteadt explained that this year's budget is almost the same as the 2018 budget. He reported that barring any emergencies, the 2018 budget is going to be very accurate.

Motion by Howard, seconded by Ish to adopt the 2019 budget as submitted by the Finance Committee. All in favor, motion passed. Mr. Hoppensteadt excused himself from the rest of the meeting.

President Freeman asked for board liaison committee reports.

ARC: Board liaison President Freeman reported that there are five homes under construction with no issues. Director Howard asked if garages are required. Freeman said our covenants do not require a home to have a garage. Freeman reported that Windstream replaced its plastic lime colored relay station (used throughout the community) with a telephone pole that is four feet out of the ground. President Freeman will ask Windstream to reduce the size of the pole.

IRC: Board liaison Karl Svatek reported that the grading is completed for the clubhouse handicapped parking area. The paver is waiting for the weather to clear up and dry the soil before asphalt is applied. Svatek hopes to have the project done in time for the holiday party. Questions were raised about whether there was enough lighting. The committee will wait to see if lighting is needed. Svatek then reported the committee is looking into using wires to keep the vultures off of the deck rails and support beam over the deck. The board suggested that we look into mechanical owls for the deck and use wire on the raised support beam.

RFC: Nothing to report. President Freeman reported that the RFC will be leveling the pool table that has been tilted since the rug was removed and the floors refinished. The excessive rainy weather has cleared the deck and rails of most of the bird droppings. The RFC will check before the holiday party and determine if the deck has to be power washed or a hand cleaning is acceptable.

Security: Board liaison Ruth Howard gave a progress report on lighting at the water tank storage area. EU will install the underground wiring and light as soon as a ten-foot-wide pathway from the transformer to the spot where the light pole will be positioned is cleared. Our landscaper has been notified to do this ASAP (weather permitting).

Social: Board liaison Linda Shoaf reported that the committee is going to have a very decorative and festive holiday party.

Firewise: No report

SBG: Board liaison Curtis Ish reported that the committee just planted daffodils at Tranquility Lakes for an early spring showing.

Communications: No report

Long-Range Planning Committee: No report

President Freeman called for old business.

- Director Ish gave a report on the dam repair and improvement project. Our boundaries have been marked by Kevin Wall, PLS. As soon as the weather clears, our excavator will determine how best to get in position to do the repairs.

- Action List (items not already discussed in the committee reports)
 - A. Tranquility Lakes cleanup day is scheduled for December 5, 2018.
 - B. Security Committee board liaison Ruth Howard reported that the committee is unhappy with Carolina Parking and Entry Systems, Winston Salem, NC. They have not been pleased with the service or responses to questions the committee has raised with the vendor. The Security Committee has asked a Security Committee member with security systems experience to head up the search for a more reliable security system vendor.

President Freeman called for new business.

- Secretary Ish advised the board on the contents of the annual meeting letter. He suggested that the letter be given to Cedar Management Group by December 10, so they can prepare and mail it to the membership by December 14, 2018.
- Director Ish asked that the board consider introducing an amendment at the 2019 Annual Meeting setting the length of service for board members from January 1 to December 31 instead of the current length of service from one annual meeting to the following year's meeting. A quorum would be needed at the 2019 Annual Meeting for the motion to be introduced, and 66% of the attendees would have to approve the motion. If accepted, the amendment would become effective for the 2020 HOA Board of Directors. Ish further added that the wording of the amendment was written by our attorney, Ryan McNeill.
- Social Committee liaison Linda Shoaf asked the board's opinion on buying propane heaters for the deck instead of renting them. They would be stored under the deck when not in use. The heaters were used last year and had a favorable response. Shoaf further explained that if the number of participants exceeds the fire code maximum of one hundred persons, the deck will have to be used. The board made no decision at this time and will wait to see how many people RSVP to the party. Shoaf then asked the board to allow the RFC to purchase eighteen new chairs and three folding tables. The RFC has money in their budget to do this. The board agreed that they will be needed eventually as our community grows in population.
- The secretary was directed to write an article in the newsletter explaining the candidate's profile and advising that nominations can be also be taken from the floor for next year's board of directors.
- Director Ish gave a report on the water storage tanks. The HSVFD has installed the refill pipes and will be scheduling a drill for their members soon. Ish has asked that they give us advanced warning, so an article can be put in the newsletter alerting the community.
- The board then discussed whether the IRC should be responsible for keeping engineer reports, infrastructure advisories, and decided protocols in a notebook for future committee reference. No action was taken.

President Freeman asked for a motion to adjourn.

Motion by Svatek, seconded by Freeman. All in favor; meeting adjourned at 1:35 PM.

The next scheduled meeting will be on Thursday, December 13, 2018, 10:00 AM.

Respectfully submitted, Curtis Ish, Secretary HOA