

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

Workshop meeting, no public invited:

Directors in attendance: Curtis Ish, Ruth Howard, Linda Shoaf, and Karl Svatek. Absent: Tony Freeman due to illness

Vice President Svatek called the meeting to order at 10:04 AM.

Motion by Ish, seconded by Svatek to accept the minutes of November 13, 2018, HOA workshop meeting as corrected and submitted. All in favor, motion passed.

Vice President Svatek 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 Cedar Management Group submits the final November report. Hoppensteadt reported that the 2018 budget will be 100% accurate and asks that all outstanding bills be submitted to him by December 14.

ARC: no report.

IRC: Board liaison Karl Svatek reported that the Tranquility Lakes cleanup proceeded smoothly with many volunteers helping. The woodland park now looks very scenic, and the drainage culverts under the asphalt pathways are cleared and functioning. Svatek then reported that the snow plowing by Dan Parsons went very well with many favorable compliments. The board was pleased with the results and directed Svatek to express our appreciation to Mr. Parsons. Svatek reported that Mr. Parsons is buying flag markers to help him guide his plow during snow storms. The flags will be removed in the spring. The board asked Svatek to relay that the board would be willing to compensate Mr. Parsons for his purchase. .

RFC: Board liaison Linda Shoaf reported that the new heaters have been stored in the clubhouse office. Concerns were raised that storing the Christmas tree in the office would leave enough room for any other use as the board's office.

Security: Board liaison Ruth Howard updated the board on the progress of finding a better vendor to install a more secure remote system for the front gate. The new vendor also uses Door King for its hardware. The committee hopes to have a tentative schedule in the next few weeks and will submit an article to the newsletter when they do.

Social: Board liaison Linda Shoaf reported that the feedback about the holiday party has been very positive. The committee will meet in January to plan 2019's events. Vice President Svatek suggested that either clear plastic or tarps be hung outside to trap the outdoor heater's heat and keep any inclement weather out. Shoaf will ask the committee's opinion.

Firewise: Firewise liaison Curtis Ish reported the wood debris pickup has been delayed by the snowstorm. Ish hopes that it will be done next week

SBG: No report

Communications: Board liaison Curtis Ish read a written report from the committee explaining that our website host, Blizzard Digital, will no longer be hosting as of March 15, 2019. The committee

has been researching various options to replace this vendor. Circulation: Newsletter 379/Off the Cuff 149.

Long-Range Planning Committee: Board liaison Karl Svatek reported that the committee has written a final report on various solutions for repair of the tennis courts and an estimate of the cost involved. The committee also submitted cost estimates for any clubhouse pool repairs (if needed). It was emphasized that none of the vendors came out to actually look at the courts or pool. Svatek will email a copy of the report to each director. The data collected should serve as a basis for talking points for future boards.

Vice President Svatek called for old business

- Director Curtis Ish reported that contractor Lee Truell has looked at the repairs needed for the Tranquility Lakes pond. He will begin when the basin dries out enough for the dirt needed to patch the eroded area can be successfully utilized. Mr. Truell estimates that the piping, tree removal, dirt, dirt hauling, and 3 days machine/labor use will come to \$12,000.
- The board directed the IRC to purchase four mechanical owls for the deck (approximate cost \$55.00 per bird) to keep the vultures away. The board will also try hanging aluminum pie plates in the pool area.
- Director Ruth Howard reported that the light pole for the water storage tanks is up. Howard is waiting for the electric feed line to be buried and hooked up but expects that it will be awhile because of all the emergency storm damage that has to be fixed first.
- Action List (items not already discussed in the committee reports)
 1. Fire tower lease for community use to mount community wide internet: Director Ish reported that the paragraph in the lease allowing the community to use the fire tower for its own Internet purposes has been forwarded to David Thomas.
 2. Community wide map of coaxial cable: No report
 3. Annual letter: Director Ish reported that the Annual Letter has been mailed to all members
 4. Broadband: The secretary was directed to ask Ken Vander Schaaf's help with negotiations with Kent Broadband.

Vice President Svatek called for new business

- Director Ish reported that Steve Juhab, a professional deer hunter that controls the deer populations at Uwharrie Point, is offering to hunt deer for \$200/deer. The board declined his offer.
- A resident who is considering buying lot 50 phase 12-TL asked if the Covenants, Conditions and Restrictions apply to this lot since it has no entry onto any of the Springs' roads. If developed, it would exit onto New Harborgate Drive. The board directed the secretary to advise the resident that to prevent any present or future legal entanglements, all CC&Rs, bylaws and ARC rules apply to this lot.
- The secretary read the following out-of-meeting motion into the minutes: (proposed 11/20/18) All members responded in the affirmative.

Motion by Ish, seconded by Freeman, to allow the HSVFD to have a multi-department fire drill involving the water storage tanks 8:30 AM through 2:00 PM, Saturday November 24. All in favor, motion passed

- The board discussed building a flat earthen area big enough for a "drop tank" at the water storage fire hydrant on Rocky Cove Lane. Firewise chairman Curtis Ish will get more information and invite Fire Chief David Pope to the site to advise.

- The board discussed resident Walt Kruger's request for a map with telephone numbers for the HSVFD. Security chairwoman Ruth Howard will advise Walt that the HSVFD already has a list of residents, telephone numbers and disabilities provided by the Firewise Committee. The Security Committee has taken over maintaining the Calling Post Internet emergency calling system and will keep the HSVFD updated as they update the list.
- The board discussed the displeasure with the second set of rumble strips that was installed. Several of the strips are already losing their rocks. Director Howard feels that the mortar used was of inferior quality. The discussion ended with the feeling that the expense of digging up the concrete and replacing them would be more than the board wants to commit to at this time.

Vice President Svatek called to adjourn the meeting, motion by Ish, seconded by Howard. All in favor, meeting adjourned at 12:14 PM.

The next scheduled meeting will be ??

Respectfully submitted, Curtis Ish, Secretary HOA