

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, April 9, 2019
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Workshop meeting, Security Committee chair Ruth Howard invited:

Directors in attendance: Tony Freeman, Al Hoppensteadt, Curtis Ish, Linda Shoaf, and Karl Svatek
Security Committee chair, Ruth Howard.

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

President Freeman invited Ruth Howard to report on the Security Committee's current status.

Ruth Howard reported that the 2019 committee has many new members, and they are very accomplished in security matters. The committee spent a day touring the areas of the community that the committee is responsible for. Howard reported that the committee is looking into upgrading the boat yard storage cameras for better resolution and angle of capture. She next reported on the problem of ATVs going through the neighborhood. She admitted policing is difficult, but the committee would like some signage to give them a little more leverage if the offenders can be detained. Howard also wanted a temporary sign warning the members when the original remotes will no longer work. Howard continued that the committee is looking into a programmable digital combination lock for the clubhouse entrance door so keys do not have to be retrieved from individuals no longer authorized to use them. President Freeman asked about what procedure is used for clubhouse rentals. Howard responded that each rental is given a one day only party code for the front gate. Director Curtis Ish questioned why the committee was reversing its open gate policy for various programs. Ish also asked about the committee's objecting to the charity yard sale in the community other than the boat yard. Howard responded that the committee is younger, more tech savvy, and feels that it is time to be more restrictive on who is being allowed into our community. Howard also cautioned that it is poor policy to pass a motion requested by one of the committees and then have it reversed. Ish asked if the front gates were "Yelp" sensitive for emergency vehicle openings. Howard assured they were. At this point Howard finished her report, the board thanked her, and she left the meeting (10:55 AM).

The board thanked Al Hoppensteadt for volunteering to fill the vacancy created by the resignation of Dan Parsons.

President Freeman asked for board liaison committee reports

ARC: Board liaison President Freeman reported that lot owner has received his refund check. He has decided not to build in our community at this time. A new construction home owner requested that his contractor front gate code be deleted. .

IRC: Board liaison Karl Svatek reported that the committee currently needs a chairman. President Freeman is on the committee and offered to chair or co-chairs the committee until someone offers. Director Hoppensteadt asked about doing something with the rumble strips. After some discussion, Hoppensteadt suggested we try to fix one of the strips to see if a quick fix works. Svatek reported that the committee wants to continue to repair more areas of shoulder erosion. It was suggested that work should be put off until late summer for better grass growth. Finally, Svatek reported that he is still trying to contact Broadband, for an update on a faster Internet system.

RFC: No new report.

Security: Director Karl Svatek will be the board liaison for the Security Committee replacing Dan Parsons (resigned).

Social: Board liaison Linda Shoaf reported that the Cinco de Mayo party is May 4, 6:00 PM

Firewise: Board liaison Curtis Ish reported that the \$4,000 reimbursement check has been received and deposited. Ish further reported that there is a totally revamped system for home mitigation cleanup that is supposedly simpler and requires much less bookkeeping and financial involvement.

SBG: Board liaison Curtis Ish reported that the summer flowers will be planted May 4.

Communications Board liaison Curtis Ish read the monthly committee report. It listed the changes in board and committee personnel for email forwarding. Al Hoppensteadt will check to see if Dan Parsons still wants to be on the Finance Committee. One member of the community wished to use the community blog site as a forum for personal comments about The Springs' covenants, rules, regulations, and board and committee actions. This is contrary to Rule #2. The Communications Committee wanted to know whether the current board is still in agreement with the original rules for our blog site. The board instructed Ish to say it was. Finally, Ish reported that currently the newsletter has 377 subscribers and 146 blog members.

Finance: Treasurer and Finance Committee cochairman, Al Hoppensteadt, reported that he will send the financial summary report when Cedar Management Group sends him the March figures. He stated that this is a quiet time of year, and there have been no unexpected expenses, so we are below budgeted amounts.

President Freeman called for old business

- Director Curtis Ish reported that both the earthen dam and the dirt that will be used to fill the defect are still too wet to be used. The contractor hopes that the warmer temperatures will help with the drying.
- Director Al Hoppensteadt requested permission to have Shaun Smith move the stone riprap and gravel currently on the side of the road by the first Tranquility Lake pond to the side of the boat yard storage road (out of sight). The board agreed to let Ish ask Smith.
- President Freeman reported that the mechanical owls to deter the vultures on the clubhouse deck are in place. Director Karl Svatek suggested the pedestals be raised in order to let the motion detectors work better.
- Director Curtis Ish reported that our Bylaws require a Nominating Committee of at least three members, one of whom must be a board member. Ish was appointed to be the board's representative. He will write an article asking for two other members to join him.
- Request by a member for information concerning the yard sale (see executive session minutes)
- President Freeman added to the Security Committee's report that the committee wants to reinstate random gate inspections by off duty sheriff deputies. Treasurer Hoppensteadt reminded the board that this expense is not in the year's budget. Director Svatek also stated that the committee wants to remind members to use the voluntary front windshield stickers.
- Director Curtis Ish requested that the second combination lock be removed from the emergency road gate. Ish is concerned that it would confuse the firefighters and more importantly, concerned that a resident would use the exit and be involved in an accident. He stated that without emergency personnel supervising the exit, the board could be held liable for damages. The board agreed to remove the combination lock.
- **Action List** (items not already discussed in the committee reports)
 1. The board directed the secretary to keep the Security Committee up-to-date on real estate changes to help maintain the accuracy of their Internet telephone system and boat yard registration list.

2. IRC wants to restore some of the shoulders on the walking trails around the ponds. The board gave permission to have Director Svatek contact Shaun Smith for suggestions and an estimate.
3. Director Ish explained to the new board that at a previous board meeting he stated that he wanted to try and collect all the professionally generated engineer studies that have been paid for over the years and keep them in the ARC storage closet. Director Svatek suggested using a firebox.
4. Energy United can no longer fix our street lights (they no longer can get replacement parts). They want to enter into a contract for new lamps and service at a reduced rate. The board will meet with several members of the community to discuss a solution April 17, 2019.
5. Director Svatek reminded the board we have been tasked to interpret the Long-Range Planning Committee's report and make some decisions.

President Freeman called for new business

- President Freeman reported that there is a missing street sign at Mistral and Rocky Cove Lane. The board instructed the IRC to replace it and take the cost from their budget.
- RFC Committee board liaison, Linda Shoaf, reported that the RFC wants to purchase six photos taken by Dick Getz for \$172.00 and display them on the clubhouse walls. The money will come out of the RFC's budget. The board gave the RFC permission to display the photos and a tasteful acknowledgement plaque to resident Dick Getz.
- President Freeman reported that the clubhouse chimney flue will be cleaned and sealed at the top so birds cannot use the flue pipe for nesting. The work is expected to be done April 10, 2019.
- Director Svatek asked the board to look into what pollution the ethanol distribution plant on Route 8 generates and how it affects us. The board suggested that we ask HSVFD chief, Chris Bean, when he visits us in May. The topic will be put on the Action List
- The following out-of-meeting minutes are now a part of these minutes:

Motion by Ish, seconded by Freeman, to accept Alan Hoppensteadt's offer to fill the HOA Board of Director's vacancy for 2019. All directors responded in the affirmative April 4, 2019. Motion passed

Motion by Ish, seconded by Freeman to allow Director Ish and the Security Committee chair, Ruth Howard, to contact our board attorney, Ryan McNeill on the legal status of the board in denying front gate remotes to lot owners. All directors responded in the affirmative April 2, 2019. Motion passed.

- Director Curtis Ish reported that the pine trees that were cut back three years ago on the slope below the tennis courts for \$500 are growing back.

Motion by Ish, seconded by Svatek to have our landscaper, Shaun Smith cut down the scrub pine trees below the tennis courts for \$500.00. All in favor, motion passed.

President Freeman made a motion to adjourn, seconded by Ish. All in favor, meeting adjourned at 12:47 PM.

The next scheduled meeting will be limited to discussing our street light options with knowledgeable members Wednesday, April 17, 10:00 AM, and the next workshop meeting will be Thursday, May 16, 10:00 AM.

Respectfully submitted, Curtis Ish, Secretary HOA