

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, March 14, 2019
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Workshop meeting, Dan Field, ARC Co-chairman, invited to discuss construction deposit refund for member not building in The Springs.

Directors in attendance: Tony Freeman, Dan Parsons, Linda Shoaf, and Karl Svatek. Absent: Curtis Ish out of town.

President Freeman called the meeting to order at 9:04 AM.

Dan Field, co-chair of the ARC, discussed the ARC's recommendation to refund the \$1100 refundable construction bond and \$600 nonrefundable road fee deposits. The member has decided not to build a house in the Springs. The ARC has approved the house and site plans. The lot has been cleared and the driveway has been cut in. According to ARC standards, the build did not launch.

Out-of-Meeting Motion to be entered into the March 14, 2019 minutes, approved by all directors February 25, 2019. **Director Curtis Ish** makes and approves an out-of-meeting motion to approve the 1-23-19 and 2-7-19 minutes as submitted with corrections. **Second by Shoaf.**

Out-of-Meeting Motion to be entered into the March 14, 2019 minutes, approved by all directors February 23, 2019. **Motion by Freeman, seconded by Ish** to allow the participants of the Tour de Kale charity event (scheduled for Saturday, June 15, 2019) entry into the community for the "Summit Challenge". The Summit Challenge entails biking up Pinnacle Trail to the top and proceeding west up Sierra Trace Road. It is understood that the TDK organization will not allow the participants to practice before the tour date and upon leaving the community via Palisades Trail and Rocky Cove Lane, they will do so in a single file lane in order to avoid accidents on the sharp curves. Furthermore, the community reserves the right to publish any photos taken of the participants in its newsletter or website.

President Freeman asked for board liaison committee reports.

ARC: Board liaison Tony Freeman provided updates on the four home construction sites.

IRC: Board liaison Karl Svatek reported that the dam repair is still on hold due to weather. Exit signs have been placed throughout the neighborhood. Poles have been installed at the new handicap parking places at the clubhouse. Handicap parking signs, one-way directional traffic sign, and parking blocks will be installed to complete the project. New stop signs have been purchased to replace faded ones. Additional roadside reflectors have also been ordered. Four mechanical owls have been ordered and will be placed on the clubhouse deck in hopes of deterring the vultures from perching on the railing.

RFC: Board liaison Linda Shoaf reported that repairs have been made to the two stair railings (pool & hot tub) and the two pool ladders. The concrete has heaved through the years, making it almost impossible for Bill Conrad to get the railings and ladders anchored. The pool and hot tub have been re-grounded for lightning problems. The cost of repairs was \$800.

Security: Board liaison Dan Parsons attended the security committee meeting on February 20th. Key concerns addressed:

- June 1st yard sale in the boat storage: the committee unanimously voted to recommend that the yard sale not be held at the boat storage and the yard sale to be moved off site entirely.

- Realtor Open Houses: a proposal to have no open gates for open houses. Security would be provided by off duty law enforcement officers and the cost would be paid by the Realtor.
- Vehicle Stickers: continue to encourage residents to display stickers on all vehicles- including ATV and golf cart if parked at boat ramp, clubhouse, ponds, etc...
- Random Security Checks: a proposal to reinstate the use of law enforcement to conduct random checks of vehicles entering the Springs not displaying the Springs decal.

Action List:

- Board to discuss Realtor Open House proposal.
- Board to discuss Random Security Check proposal.

Parsons reported that the new gate system is operational and the sensor for remote operators has been relocated towards the front of the gatehouse next to the flagpole for better line of sight for the remote range. The new remotes have been tested and the sale dates and time have been published in the newsletter. The first sale dates are scheduled for March 23rd and 24th at a cost of \$32.50 for a remote and \$2.50 for a visor clip. Two remotes maximum may be purchased per resident household at this time. The remotes will be operational 48 hours after purchase.

Social: Board liaison Linda Shoaf reported that the committee now has eleven members. The committee is awaiting the Board's decision on the scheduled June 1st Springs Yard Sale at the boat storage lot. The committee has found no other appropriate site and stated that if the Board disapproves the sale, it will be canceled. The committee also stated that many people at the Springs have asked about the yard sale and do not understand the security problem.

Communications: Director Linda Shoaf read a written report from the committee. A special thank you goes to Ken Vander Schaaf for updating the Springs directory.

Since the Communications Committee first reported that Blizzard Digital would no longer be offering website hosting services after March 16, 2019, the committee had to find not only another host, but also a new email provider for Springs' committees. After many weeks of researching hosts, the committee decided that Cedar Management would be the best choice and started making plans to migrate the website to them. Just before the migration was scheduled to start (after the annual meeting), Blizzard Digital contacted the committee to say that they had revised their business model, and they would be happy to continue hosting The Springs' website. The committee decided to stay with Blizzard because of their prompt and excellent technical support. Although Blizzard will continue to host the website, they will no longer offer email as a service. Therefore, the committee had to conduct another search to find an email provider that was within budget and could deliver needed services. By moving domains to GoDaddy the committee was able to take advantage of their free 100-Pack Email Forwarding, which forwards committee emails directly to individual committee members, avoiding usernames, passwords, and mandatory logons to retrieve messages. Circulation: Newsletter 382/Off the Cuff 148.

Firewise: No report

SBG: No report

Finance: Board liaison Dan Parsons met with Finance chairman Al Hoppensteadt.. No issues to report.

President Freeman called for old business

- Director Tony Freeman reported that the shoulders of Wyle Wood Lane have been cleared. This road is part of the Springs and will be maintained in the future by Shaun.
- **Action List** (items not already discussed in the committee reports)
 1. Freeman to contact Cedar Management in regards to the communication of home sales in the neighborhood and to understand the protocol for notifying the Springs of home resales. Email sent to Cedar Management but no return response. Will follow up.
 2. Recruit new members for Firewise and Nominating committees.
 3. Board to discuss LRPC report.
 4. Svatek to contact Lee Truell concerning ground drop off at the sides of some of the walking trails at Tranquility Lakes and on the sides of some roads. Pflumm and Svatek to assess areas with Lee.
 5. Freeman to contact Shaun concerning brush pick up at Healing Springs construction site and the seeding and straw of the entrance to road from the constructed drive at the lot of a member on Palisades Drive.
 6. Parsons to contact Ruth Howard, Security Co-chair, about status of lighting project at the water storage tanks.

Motion by Svatek, seconded by Parsons, to refund \$1100 refundable construction bond deposit to David Thomas and to have Shaun repair the entrance to the road from the constructed drive. All in favor, motion passed.

Action Item: Freeman to discuss the \$600 nonrefundable road fee deposit after Shaun has billed for the work mentioned above.

Motion by Freeman, seconded by Parsons, the yard sale scheduled for June 1, 2019 at the boat storage is not only not to be held in the boat storage lot but is to be moved entirely off site. Motion passed.

President Freeman called for new business

- New bluebird houses have been placed at the Spring's entrance on Healing Springs Drive and Tranquility Lakes. Freeman asked if the Board should consider sponsoring additional birdhouses to be placed in common areas of the community.
- The Springs now has a contact person with Energy United- Frances Burton, Regional Customer Care Representative. Energy United is not responding in a timely manner to light outages. Also, equipment is in limited in supply for maintenance.
- **Action List** (items not already discussed in the committee reports)
 1. Freeman to ask Jim Kelley and Jim Johnson about payment for the bird houses on Healing Springs Drive and Tranquility Lakes (common areas).
 2. Freeman to plan a strategy meeting with Dave Pflumm, Jim Kelley, Jim Johnson, John Dean, Larry Watson and the Board to discuss Energy United street lights.
 3. Freeman to discuss increased boat storage security measures.
 4. Ish to schedule meeting with Fire Chief Beal. Discuss the fire department's need for a neighborhood directory to be on file for emergency purposes.

President Freeman called to adjourn the meeting, motion by Svatek, seconded by Shoaf. All in favor, meeting adjourned at 1:08 PM.

The next scheduled meeting will be Wednesday, April 17.
Respectfully submitted, Linda Shoaf, Director HOA