

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, May 16, 2019
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Workshop meeting, HSVFD Fire chief, Chris Bean invited:

Directors in attendance: Tony Freeman, Curtis Ish, Linda Shoaf, and Karl Svatek. Al Hoppensteadt was absent.

Invited guest: HSVFD fire chief, Chris Bean

President Freeman called the meeting to order at 10:00 AM.

President Freeman invited HSVFD fire chief, Chris Bean, to speak.

Chief Bean requested an up-to-date street list of all homes in the community that designates which are permanent residents and which are vacation or part-time homeowners. Chief Bean then reported on the multi-department December 2018 fire drill exercise that was held in The Springs. One of the deficiencies discovered by the fire drill is the uneven grass shoulder in front of the dry hydrant at the water storage tanks. The shoulder should be level in front of the hydrant in order to support a 15 by 15 foot "drop bucket," a square catch bucket 3 feet high, holding 3000 gallons of water. The board informed Chief Bean that our contractor will be repairing our Tranquility Lake dam, and we will have him bring enough additional dirt to fulfil this request. Chief Bean is satisfied with the water storage tank set up at Mistral Trail. .

President Freeman asked for board liaison committee reports

ARC: Board liaison President Freeman reported that several of the construction owners were having problems with their builders, but they have solved the various problems and are back to work now.

IRC: Board liaison Karl Svatek reported that no one on the committee wants to be chairman, so President Freeman will have to continue to chair the committee. Svatek also reported that member Jim Kelley has agreed to build bases for the motion-deterrent owls on the clubhouse deck. They will now be a little higher than the deck rails for better motion detection efficiency. Freeman reported that the committee has the name of the vender that made our street signs and will order the Mistral Trail replacement. Lastly, Svatek reported that he has been in contact with Kent Winrich (Broadband). Mr. Winrich has hired an expert to appraise our facilities for better Internet service.

RFC: President Freeman reported that the pool has been repaired, cleaned after it was drained, and refilled. It passed inspection yesterday. Two other items that were found and have been corrected were getting the correct address for the pool's emergency phone and replacing a fan in the chemical room. President Freeman warned the board that we are going to have to resurface the area around the pool due to age and water seepage under the stone surface. Finally, he reported that a window in the clubhouse office was permanently damaged during one of the recent windstorms. The repair estimate will be less than our insurance deductible. A Pella repairman has been called but will not be able to start the job until June.

Motion by Shoaf, seconded by Svatek to open the pool Friday, May 24, 2019, 10:00 AM for the summer season. A season closing date will be decided in late August based on the weather forecast. All in favor, the motion passed.

Security: Board liaison Karl Svatek reported on several topics discussed at their last committee meeting.

- a) 120 digital remotes and visor clips were ordered and will be sold to all members Memorial Day weekend.

- b) Access to the front gate by the US Postal Service was discussed. Director Ish reported that several years ago the board gave a remote to the postal delivery person who was eventually fired and took the remote with her. Since then the remote has been assigned to the postmaster and he/she is responsible for keeping the remote in the post office when not needed for mail delivery in The Springs.

Motion by Freeman, seconded by Svatek to assign one digital remote to the Denton post office postmaster. There will be no charge for this remote. All in favor, motion passed.

- c) Lot owners living 100+ miles from The Springs who purchase a digital remote will be assigned their own 4-digit computer keypad code. Those who don't purchase the new remotes will be able to get into the community with the generic code for that particular group of members as before.
- d) The committee wants to end the open gate policy for open house showings.
- e) Another committee suggestion was that a cable be strung between the upright posts extending out from both front gate walls. Director Ish warned that the community would be liable for any injuries occurring when bicyclists or ATVs try going between them (even if they are trying to trespass).
- f) The committee is looking at various systems to do away with keys to the clubhouse. They are having trouble keeping track of all the keys distributed and then getting them back when the person assigned a key is no longer authorized to have it.
- g) The committee is evaluating how long the front entry gate stays open after members have passed through. They hope to solve the problem of tail gaiting by non-members.
- h) The "Calling Post " system will now be called the Emergency Notification System
- i) The committee has established a prescheduled monthly date to meet through 2019.

Social: Board liaison Linda Shoaf reported that the Cinco de Mayo party on May 4 went well, and everybody appeared to have a great time. At the party the photos of scenes from The Springs by Dick Getz were permanently displayed. The next party will be on July 4, 2019, at 6:00 PM. The committee will hold a yard sale rain or shine at the Southmont Fire Station, 8:00 – 12:00 noon, June 1, 2019.

Firewise: Board liaison Curtis Ish reported that he met with the District 10 Forestry Chief, Justin Query, for a tour of our community. Ranger Query reported that he is trying to streamline the process for removing the wood debris generated by Firewise home mitigation grants.

SBG: Board liaison Curtis Ish reported that the summer flowers at the front gate and entrance are in and doing well.

Communications: Board liaison Curtis Ish read the monthly committee report. The committee wants to update the Resident Quick Reference Guide and has asked all committees and activity groups to check their information for any changes wanted. The Adobe flash drive at the top banner of our webpage is no longer supported. The committee will substitute a static photo instead. Newsletter subscribers 347, blog users 144.

Finance: No report

President Freeman called for old business

- Director Curtis Ish reported that the lack of rain and 90⁰ temperatures will allow Lee Truell to start work on the Tranquility pond dam repair soon. Ish will get an estimate for building up the shoulder on Rocky Cove Lane in front of the dry hydrant as requested by Fire Chief Chris Bean.
- **Action List** (items not already discussed in the committee reports)
 1. Nominating Committee: Director Ish reported that member Larry Watson will continue to serve on the committee. Ish continued that the bylaws require a third person on the committee. Director Linda Shoaf volunteered to be a committeeperson. Mr. Watson will try to get members interested in running for the HOA board.
 2. Repairing the shoulders of the walking trails at the Tranquility Lakes ponds: Director Svatek has not been able to contact Shaun Smith. Ish reported that Mr. Smith knows that the board wants it done, and he suggests using the gravel already at the site.
 3. Archiving our engineering reports for future IRC reference: Director Ish reported that he has not started gathering the engineer reports obtained over the last 10 years. He hopes to have some progress by the next meeting.
 4. Emergency light at the water storage tanks: Finished 4/20 (to be removed from list).
 5. Report on talks with EU about street light replacement: Mr.'s Johnson and Kelley are trying to arrange a time to meet.
 6. Long-Range Planning for clubhouse and amenities: The directors appreciate the sub-committee's efforts, but the lack of a better response to the survey didn't give the board a clear guide as to the wishes of the entire membership. The board will meet to consider different ideas that might generate discussion at the open meeting.
 7. Rumble strip repair: Ish volunteered to fill in the loose stones with dyed patching concrete on one strip only as an experiment for usefulness and appearance.
 8. Date for retirement of original remotes: TBD by the Security Committee
 9. Shoulder repair of community roads: The board will start the buildup and reseeding in late August, but Ish suggested that they get estimates in July. Svatek reported that member Jim Johnson has offered to drive around in his ATV to create a list.

President Freeman called for new business

Motion by Ish, seconded by Svatek, to direct Lee Truell, Southmont Hauling and Grading, to install a drainage culvert and create a level grass shoulder 15' x 24' directly in front on the dry hydrant at Mistral Trail. The purpose would be for a 15' x 15' "drop tank setup" for the HSVFD. All in favor, motion passed.

Director Ish made a motion to adjourn, seconded by Svatek. All in favor; meeting adjourned at 1:00 PM.

The next scheduled HOA meeting will be open to the public on Thursday evening, 7:00 PM, June 27, 2019.

Respectfully submitted, Curtis Ish, Secretary HOA