

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, June 27, 2019
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Open meeting, members, and guests invited:

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

There were 39 residents present.

Vice President Svatek called the meeting to order at 7:00 PM.

Secretary Curtis Ish asked that the minutes of the June 6, 2019, workshop meeting be approved.

Motion by Vice President Svatek, seconded by Shoaf, to approve the minutes as submitted. All in favor, motion passed.

Vice President Svatek asked for committee reports.

ARC: Chairman Dan Field reported that four homes are under construction, but all four will have their COs by the end of August. Field asked that the board approve the ARC-designed driveway for a new construction at TL-12, Lot 007. As designed it will curve around and avoid tearing up the existing HOA concrete curbing and trees at the front gate in order to exit onto Healing Springs Drive.

Motion by Ish, seconded by Svatek, to allow the construction of a curved driveway onto Healing Springs Drive's shoulder in order to avoid breaking up the curbing and tree removal from Lot 007, Phase TL-12 at the front gate. All in favor; the motion passed.

Field next reported that there are two more properties that are going to be starting this summer. Lastly, Field reported that the ARC is updating its requirements for board consideration mostly concerning builder bond refunding and the tree removal policy. The board will act on the ARC's request when they have had a chance to review the changes.

IRC: Vice President Svatek reported that he will give the report, but starting tonight the chairman of the committee will be resident Steve Barnhart. Svatek reported that the committee is going to survey the streets for continued crack repair and get some quotes from contractors to fill with heated seal products. Svatek then asked for a progress report on the single rumble strip repair by Director Curtis Ish. Ish reported that the test strip is done. Ish is not happy with the color he chose but the real test is whether the bonding concrete can withstand being run over by trucks. Svatek then reported that the committee has identified many areas where our roadway shoulders need reinforcing. Svatek has asked our landscaper, Shaun Smith, to give us a quote on these repairs. Svatek went on to report that the walking trail shoulders around the Tranquility Lakes ponds are being built up with gravel. Svatek reported that the Tranquility Lakes dam repair will be started shortly. Lastly, Svatek reported that the road reflector project will be continued with the return of cooler weather. He added that any reflectors that have become loose can be returned to the committee and will be glued back in place

RFC: Chairperson Liz Roland reported that our 15-year-old hot tub heater needs some replacement parts. VP Svatek reported that the parts have been ordered and will be here next week. Roland reminded the membership that there are available overnight slips at Docks #2 and #3 for monthly use. Also reported was that resident Jim Kelley is making higher stands for our mechanical deck owls. They are not needed to keep the turkey vultures away in the busy summertime, but will be after the pool closes. Roland reminded those who open the clubhouse office window to close the

window and latch it back in place. Finally, Roland mentioned that several residents have been watching the sunset at the clubhouse and invited all that are interested to join them.

Security: Chairperson Ruth Howard reported on several topics discussed at their last committee meeting:

- a) June 29, 2019, will be the last time for open hours to purchase the new front gate remotes. After that, the remotes will be sold on an individual basis by appointment.
- b) Howard reported that the original batch of windshield stickers is running out and asks the board to order more. They suggest a different style that is numbered.
- c) The committee will be changing both the boat yard storage lock code and the day worker entry code. As usual, there will be an announcement in the newsletter.
- d) The committee will be giving each realtor a one-day-only three-digit computer code for open houses. They or the owner will be responsible for opening the gates from the open house for individual prospective buyers.
- e) The committee plans to go through the community and list all the properties with "For Sale" signs and confirm with the realtors that the properties are still on the active resale market. The committee will keep a database of properties for sale by each realtor. When they have the list, they will assign an individual code for each realtor and eliminate another generic code.
- f) The committee has updated the rules for the boat yard storage area and the pool card swipe system. They are asking the board to approve them both.
- g) The committee is reinstating the off-duty sheriff's deputies monitoring of the front gate on random weekends.

A resident asked if every lot owner eventually will have his own personal code. The answer was yes. ARC chairman Dan Field asked if the Security Committee would share the For Sale/realtor list with the ARC. Howard agreed to do so. Field asked if the old remotes could be recycled.

Another resident asked if a lot owner or homeowner bought an adjacent lot, would he have to pay two assessments. Treasurer Hoppensteadt replied yes. The HOA depends on the revenue from each lot and has followed this policy since the HOA took over the community. Finance committeeman David Stephens injected that if the proposed construction needed two lots, the board may grant an exception.

Social: Chairperson Liz Roland reported that the committee is busy preparing for the July 4 party (on July 4 this year.) It will be hosted by Ali Bachand and May Scheppers. Roland reminded the community that there will be a "best decorated golf cart" contest with prizes. Roland thanked the community for the very successful June 1, 2019, yard sale at the Southmont Fire Station. The committee raised \$2100.00 for the Davidson County Education Foundation.

Firewise: Chairman Curtis Ish reported that several communities in our region had trouble filling out the new government forms for the 2018 grant monies. The regional Firewise director is asking the NCDA permission to fill out the forms for us. Ish stated that if the community were interested in a Firewise presentation of its mitigation suggestions and evacuation plans, he would provide a power point program.

SBG: Chairperson Patsy Johnson reported that on 6/8/19 another flower bed was built at the Tranquility Lakes first pond area for fall bulb planting. She also reported that the winter pansies have been replaced by the summer begonias. A resident remarked that the extended mowing between the entrance and front gate has made the entrance very impressive.

Communications: Committee chair Joyce Ish reported that three updates have been made to our website:

1-Instructions on how to whitelist The Springs was added to the “Join Our Mailing List” sign-up form for the newsletter.

2-A link to a document entitled “Welcome to Off the Cuff” was added to the login page for the blog, so the information would be readily available if bloggers have questions about posting or commenting on the blog.

3-A photo of the entrance gate that was submitted by Dick Getz has replaced the Adobe Flash slideshow as the website’s banner. Because of changes Adobe made to the app, it did not function correctly. The committee would like to be able to change that banner seasonally, but that is a work in progress.

Ish also reported that Judy Heffner and she have contacted all committees to ask them to review their listing in the *Resident Quick Reference Guide*, which is one of the documents on our website. With the exception of one committee, all have replied either confirming that their listings are correct or updating the text. The document will be uploaded to the website when it is completed.

Finance: Treasurer Al Hoppensteadt reported that we are where we should be with our 2019 budget. There was no increase in our delinquent accounts and no issues with any of the line items. Hoppensteadt also reported that the CDs in our reserves continue to generate interest for us, but the interest on the CDs is lower than last year’s 3% highs.

Vice President Svatek opened the meeting to the membership for commentary

Resident Charley Ryan asked to speak to the board and community about creating two dedicated pickleball courts using one of our current tennis courts. Currently, we have two pickleball courts with lines painted within the two existing tennis courts. Mr. Ryan made the following points:

1. The tennis courts were an amenity that were in good shape when we bought our lots and have since been allowed to deteriorate.
2. The present condition reflects badly on our community’s reputation.
3. The scenic backdrop is the most beautiful of all the courts he has ever played on.
4. Pickleball is the fastest growing sport in the USA.
5. The courts in their current condition are playable, but for minimal cost they could look much more attractive and be better playing surfaces.
6. Professionally installing net posts and buying the nets would cost approximately \$3,200.
7. Scraping the excessive crack filler and painting would be done by community volunteers. The paint would cost approximately \$1,700 for two coats plus sand.
8. Mr. Ryan emphasized that this approach was not correcting the underlying court problems, but merely making the courts look better and more playable for pickleball enthusiasts.

At this point there was a general discussion by several members on whether the courts should be better stabilized with a retaining wall before spending \$5,000 for a paint cover-up. Director Ish pointed out that the engineering study did not recommend this procedure; it recommended building up the slope instead.

A resident suggested that the amenities survey be made public to the membership. Dan Field asked if the board has made any decisions yet based on this survey. Ryan reminded the community that a lot of money has been spent on infrastructure, but nothing on the courts. Director Ish reported that the engineer’s report blamed the cracks on the surface application and not an unstable base. VP Svatek responded that the board scheduled a field trip to explore all amenity alternatives, but unexpected director and family hospitalizations postponed the trip. There followed a general discussion on the value of the amenity survey due to the poor response, and that most of the lot owners (75% on the membership) did not want any more money spent maintaining them.

Member Ken Vander Schaaf asked the membership present at this meeting if he could give a copy of The Springs Directory to maintenance man Bill Conrad. There were no objections

A resident asked if there were any road repair plans for Boulder Ridge Drive. The board responded no. For the time being it will remain a one-lane road where the shoulder is unstable.

Questions were asked about our Internet status. VP Svatek reported that Open Broadband, Salisbury, NC, has hired a project manager to investigate a feasibility study for our community. The manager will start his investigation July 1.

Vice President Svatek called for old business

- Action List (items not already discussed in the committee reports)
 1. Walking trail shoulders: S. Smith has brought in more gravel to finish up the shoulder repair.
 2. Archiving our engineering reports for future IRC reference: Director Ish reported that he has hard copies of and has digitized most of the reports. Ish expects to be done by the July meeting.
 3. Rumble strip test repair: Ish finished one strip. He is not happy with the color but the real test is the durability.
 4. Road shoulder repair: S. Smith has looked at the ones the board wants fixed and can do almost all of them after the grass cutting season.
 5. Boat yard storage area regulation updates: See below.
 6. Estimates for more posts at the front gates: The committee now wants rocks instead. S. Smith will do the job for \$200.00
- **Motion by Ish, seconded by Shoaf**, to accept the updated Boat Yard Security Area regulations as submitted by the Security Committee. All in favor; the motion passed.

The new regulations are a part of the minutes (Appendix 1.)

Vice President Svatek called for new business

- Discuss the following motion:

Motion by Hoppensteadt, seconded by Ish, that either the HOA Treasurer or Financial Committee chairman shall submit the most recent quarterly financial report of our Certificates of Deposit held by Morgan Stanley every six months. The submitted report shall remain in its sealed U.S. Postal envelope until ready to be reported. The purpose of this policy is for the current HOA Board of Directors to be responsible for the accurate accounting of our CD reserve fund monies. All in favor; motion passed.

The board went into Executive Session to discuss pool violations and penalties.

Vice President Svatek made a motion to adjourn, seconded by Shoaf. All in favor; meeting adjourned at 9:30 PM.

The next scheduled HOA meeting will be a workshop meeting Wednesday, July 17, 2019 10:00 AM.

Respectfully submitted, Curtis Ish, Secretary HOA

BOAT, PWC, AND RV STORAGE LOT RULES

Application

In order to store your boat/personal watercraft (PWC) or one recreational vehicle (RV) in our Storage lot, you must register and get decals for them. Decals are for approved items that use the boat storage area and may be obtained by completing the Application for Boat/Watercraft/RV Storage Space form located on the Downloads page of our website. A copy of the vehicle registration and title in the property owner's name will also need to be submitted BEFORE a parking spot is determined. The completed application will remain filed with the Security Committee until such time the stored item is sold, traded in, replaced or the parking space is vacated. (Vacated parking spaces can occur by either the property owner relinquishing it back to the Security Committee, or the sale of their lot or home.)

Application Approval Criteria and Process

Only property owners in good standing will be permitted to use the storage lot. (Property owner in good standing: current with HOA dues and not in violation of any known HOA restrictions, covenants, or by-laws.) A property owner in good standing will be permitted to store one boat/personal watercraft (PWC) or one recreational vehicle (RV). A boat/PWC is described as a boat and trailer or a PWC and trailer.

Only a boat/PWC/RV registered and titled to property owners in good standing will be considered.

Once the application for the decal is reviewed and approved, the property owner will be contacted by email or phone within 14 days after submitting the application to arrange for a mutually agreed upon day and time to review available parking spaces, select a space, and receive a decal for each item to be stored. A boat/PWC/RV to be stored will be assigned a designated numbered parking spot.

Boat Storage Lot Rules

1. The HOA assumes no liability for damage, theft, or vandalism of items stored in the Boat/PWC/RV storage lot.
2. Any boat, PWC, or RV stored MUST display a current numbered decal that corresponds to the number posted on the fence line of your assigned storage lot space.
3. Any boat, PWC, or RV parked anywhere other than their assigned parking spot at any time will be towed from the storage lot at the owner's expense plus storage fees. **AT NO TIME WILL A PROPERTY OWNER PARK ANY ITEM IN THE STORAGE LOT WITHOUT FOLLOWING PROCEDURES. FAILURE TO DO SO WILL RESULT IN THE ITEM(S) BEING TOWED AT THE OWNER'S EXPENSE PLUS STORAGE FEES.**
4. If you have sold, or traded in an item, an application for the new item must be submitted to the Security Committee and tickers issued for the new item. **You may not at any time 'replace' the new item in the assigned parking space without following procedures.**
5. You may not at any time substitute any boat, PWC, or RV for another. (Refer to #2 above).
6. If you have sold your boat, PWC, or RV, and no longer need your assigned parking spot, please email the Security Committee so that the parking space may be made available to another property owner.
7. If you plan to sell your lot, or home, preparations and/or arrangements must be made for the removal of your stored items prior to your closing date. Any stored item/items must be removed closing date or before.

8. The property owner will be held financially responsible for any damage to HOA property (e.g. fence, gates, etc.) caused by the property owner and/or their stored item.
9. The gate must be properly chained and the padlock fully locked when exiting the storage lot. The padlock combination must not be shared with any unauthorized user. If a property owner finds the chain or padlock missing or damaged, immediately report it to the Security Committee at mailto: security@thespringsathighrock.org.
10. RVs will be accommodated until such time parking space is needed for boats or PWC. The HOA Board reserves the right to suspend parking of items other than boats/PWCs at any time.
11. At NO time will automobiles, trucks, or utility trailers be permitted to use the storage lot-NO EXCEPTIONS.
12. The HOA Board reserves the right to suspend storage lot privileges to any property owner in violation of established rules or not in good standing.

5/2019

Application form

APPLICATION FOR BOAT/WATERCRAFT/RV STORAGE SPACE

Applicant Contact Information

Owner(s) _____ Springs' Address _____

Primary Address (if outside the Springs') _____ Springs'
 Lot/Phase# _____

Contact Numbers: Home _____
Work _____

Cell _____
Email _____

BOAT/PERSONAL WATERCRAFT (PWC) /TRAILER/RECREATIONAL VEHICLE (RV) INFORMATION

BOAT/PWC: Make _____ Color(s) _____ Hull
Length. _____

State Registration Number:
 (Hull/License) _____

Trailer for above:
Make _____ Tag# _____ Length _____

RV:
Make _____ Tag# _____ Length _____

(One application may be submitted for boat/PWC and trailer; a separate application must be submitted for an RV.)

EMERGENCY MARINE OR RV SERVICE PREFERRED:

Company _____ **Address** _____ **Phone** _____

(To be used only if storage lot items must be moved due to an approaching fire or similar emergency.)

(PLEASE NOTE: If the service provider of your choice is unavailable or unable to perform the services required in a timely manner, the HOA Board/Security Committee reserves the right to contact an alternate service. In either case, these services will be to the owner.)

By my signature, I acknowledge I have read and understand the Community Dock Regulations, the Boat, PWC and RV Storage Lot Rules and agree to abide by them. I further acknowledge and agree that should damage occur to HOA property (fence, gate, docks, etc.) by property owner or their property, property owner will be held financially responsible for repair, or replacement of damaged HOA property. Failure to comply with the above will result in revocation of rights to dock usage and the boat/PWC/RV storage lot. I understand and acknowledge the HOA assumes no liability for damage, theft or vandalism

Owner's signature _____
Date _____

Return completed form to Security Committee via email to security@thespringsathighrock.org. You will be contacted by email or phone to arrange a mutually agreed upon day and time to review open parking spaces, pick out your space, and receive your decal(s). PLEASE ALLOW UP TO 14 DAYS FOR APPLICATION REVIEW AND PROCESSING.
5/2019