

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, June 6, 2019
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Workshop meeting, no public invited:

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

Vice President Svatek called the meeting to order at 9:10 AM.

Secretary Curtis Ish asked that the minutes of the April 9, April 17, and May 16, 2019, workshop meetings 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 board liaison committee reports.

ARC: No report.

IRC: Board liaison Karl Svatek reported that he and resident Jim Johnson inspected the shoulders of The Springs' roads (excluding Tranquility Lakes Drive, Boulder Ridge Drive, and Cascade Creek area roads) to identify areas needed for shoulder build up and grass reseeding. They marked their recommendations directly onto the roads and created a map. The map will be part of the minutes (Appendix 1). The board recommended that Shaun Smith be contacted to do the repairs this winter. Any job too extensive for Mr. Smith will be referred to Lee Truell Grading. The secretary will contact Shaun Smith and then Lee Truell Grading.

RFC Board liaison Linda Shoaf reported that parents are still letting children under the age of twelve years in the hot tub. Otherwise, there are no problems with the pool or hot tub.

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

- a) The SC has revised their "Boat Storage Lot Rules and Application Forms" and is asking the HOA board to approve the updated regulations. The board wants to review the changes and will put the request on the Action List.
- b) Svatek reported that some people are hooking up their towing truck/SUV to their trailer and leaving it overnight for easier AM exiting. The SC is concerned that if too many people do this, they would block larger vehicles (i.e. motor homes) from being able to leave. They are advising members not to do this.
- c) An 18" x 24" sign warning guests and members that video cameras are in place and functional: Motion below.

Motion by Ish, seconded by Svatek to allow the Security Committee to replace the "Neighborhood Watch" sign with a "Video Warning" sign and move the display pole closer to the front gate. All in favor, motion passed.

- d) The SC is exploring adding four more cameras to the boat yard storage area.
- e) The committee is considering assigning a three-digit number for using the computer pad to open the gate from an owner's home for the day of the scheduled open house.
- f) The SC wants to put smaller posts between the present upright posts that extend beyond the concrete wall of the front gate. The board asked for a cost estimate and more detailed plans before approval.

Social: Board liaison Linda Shoaf reported that the June 1, 2019, yard sale at the Southmont Fire Station was a tremendous success. The committee raised \$2100.00 for the Davidson County Education Foundation. Shoaf announced that the next Social Committee event will be Thursday, July 4, 2019.

Firewise: No report.

SBG: Board liaison Curtis Ish reported that on 6/8/19 another flower bed will be built at the Tranquility Lake first pond area for fall bulb planting.

Communications: Board liaison Curtis Ish reported that the committee will be giving a report at the 6/27/19 open meeting.

Finance: Treasurer Al Hoppensteadt reported on our reserves. He would like to see a policy that whoever is treasurer bring the unopened, mailed semiannual report that the HOA receives from our broker at Morgan Stanley to the next board meeting so the board can verify that all the HOA's money is accounted for.

Vice President Svatek called for old business

- Action List (items not already discussed in the committee reports)
 1. VP Svatek reported that Shaun Smith has used all the gravel for the TL walking paths and needs more. Hoppensteadt will check with Mr. Smith to see how much more he needs.
 2. Report on talks with EU about street light replacement: Mr.'s Johnson and Kelley have arranged a time to meet with a representative.
 3. 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.
 4. The BOD will allow the Security Committee to erect temporary signage,

Motion by Ish, seconded by Svatek to allow the Security Committee to erect a temporary warning sign to notify members that the old remotes for our front gates will be deactivated June 30, 2019!. All in favor, motion passed

5. Tranquility Lakes dam: Lee Truell of Truell Grading said that he plans to start next week.

Vice President Svatek called for new business

- The board directed the secretary to draft an apology letter to members of the Social Committee for not having better communications with them in a dispute with another committee.
- The secretary was directed to write an article for the newsletter reviewing our clubhouse reservation procedures.
- The secretary was directed to donate some cases of water to the HSVFD.
- The board discussed trespassing problems on a large lot in Boulder Ridge. The problem has been referred to the Security Committee, and the lot owner has been notified and asked for vehicle(s) description(s) and time and date of occurrence.
- Director Hoppensteadt asked the board if it was OK to use square pillars to replace the two rotting round pillars on the clubhouse deck. He was having difficulty finding large round pillars. The board gave him permission to use square ones.

Vice President Svatek made a motion to adjourn, seconded by Shoaf. All in favor; meeting adjourned at 11:30 AM.

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

Appendix 1. Road shoulder suggestions, Director Karl Svatek, member Jim Johnson

ROAD SHOULDER REPAIR REPORT June 6, 2019

Thanks to the generous and able assistance of resident Jim Johnson, numerous areas on most Springs roads have been marked with white spray paint to indicate where soil (or in some cases, riprap) should be added to both help shore up support for asphalt edges and remove potential driving hazards from steep drop-off. A three-page map of the Springs roads (see attached) uses red ink to illustrate where these areas are located. In addition, blue ink was used to designate areas in need of cosmetic landscaping (additional soil and turf) and purple ink was used to show the locations of defective rumble strips. Please note that these map designations are approximations, and that for the shoulder repair the white indicators on our roads are far more accurate.

Board members are encouraged to find these markings and study the shoulders for themselves. There are many of them, and some of the longest (and most expensive to repair) are adjacent to the new layer of asphalt placed on Sierra Trace two years ago. This board will have to decide how important it is to repair these areas, for it is easy to imagine this project getting rather costly. The board will have to decide whether the expense is worth it, considering that failure to do so will no doubt lead to premature deterioration of our roads and could lead to auto accidents and possible injury. If the board decides the entire project is too costly, the job could be segmented and prioritized.

This report and the accompanying maps could be provided to Lee Truell to help him assess where the work is needed and estimate how much soil and rip rap would be needed. The need for rip rap is obvious in some steep areas where run off has caused significant erosion. The east end of Sierra Trace Road, on the north side of the road approaching the cul-de-sac, is one prime example of this. Furthermore, numerous other areas (indicated with blue ink on the maps) need cosmetic landscaping to give our community a more pleasing appearance.

-- Karl Svatek



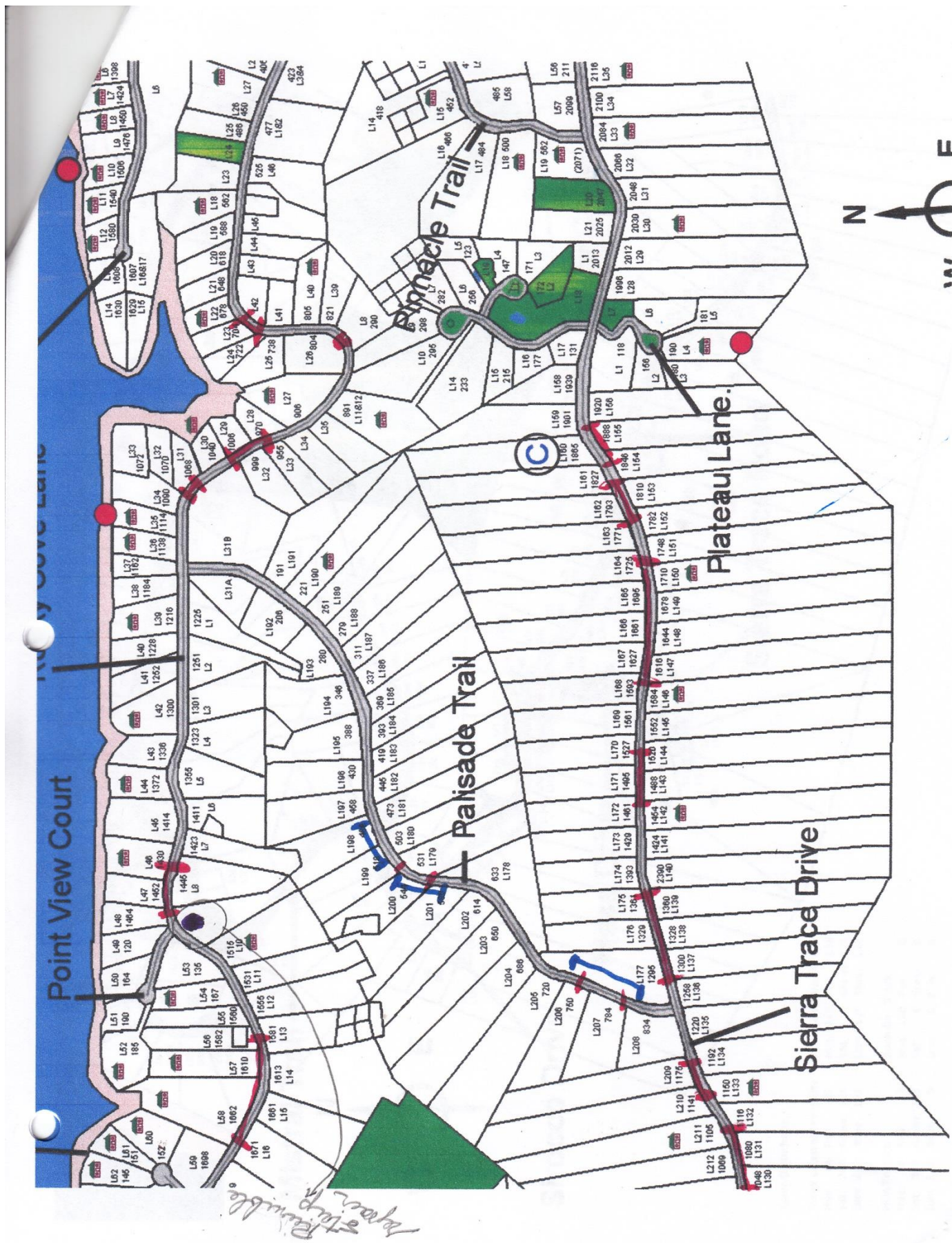
Home Owners' Association (HOA)
Common Properties
The Springs at High Rock
Davidson County
North Carolina

The shoreline is owned by Alcoa Power Generating Inc.
Headquarters 201 Isabella St. Pittsburgh, PA 15212
Local: P.O. Box 576, Badin, NC 28009 Phone: (707) 422-5687
https://www.alcoa.com/yadkin/en/general/contact_alcoa.asp
Shoreline Management Permits & Fees:
Karen Baldwin, Natural Resources Manager
(704) 422-5525 - email via the website

Davidson County GIS Website:
<http://webgis.co.davidson.nc.us/website/davidsongis>

Sketch of The Springs at High Rock
Southwestern Davidson County, North Carolina
in the Uwharrie Mountains.

Taken from information available on the
Davidson County Website. Updated through
data as of March 22, 2014.



Myra Sharp

