

**Summarized Minutes of The Springs at High Rock, HOA, Inc. Meeting, August 26, 2019
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Workshop meeting; public not invited.

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

President Freeman called the meeting to order at 10:03 AM.

Secretary Curtis Ish asked that the minutes of the July 17, 2019, meeting be approved.

Motion by Hoppensteadt, seconded by Shoaf, to approve the July 17, 2019, minutes as submitted. All in favor; motion passed.

President Freeman asked for board liaison committee reports.

ARC: Board liaison President Freeman gave a report on the progress of four homes currently under construction in The Springs. He further reported that resale of a second lot on Tor Court will close next month, and the new owner plans to start construction as soon as his builder is available.

IRC: Board liaison Karl Svatek reported that the new Mistral Street sign is up. Committee members have completed their road survey of needed crack repairs and reflector placement for all roads in the community. And lastly, Svatek read the NC DOT's rejection of our request for a caution light at our front entrance. We also asked for a reduced speed zone, but the letter did not address that request. (The letter is a part of the minutes (Appendix 1).

RFC: Board liaison Linda Shoaf reported on the response to an email sent to both the adjacent property owners by the clubhouse tennis courts and the RFC advising them that the board is following M&ME Engineering's recommendation to build up the northwest corner slope of the tennis courts. The engineering firm said this must be done before any further repairs of the courts are attempted. The RFC wondered if this expense would impact repairs and upgrades to the pool and hot tub, and they requested that they be informed of any future plans. The RFC was informed this expense would be covered by tennis court reserve funds.

Security: Board liaison Karl Svatek reported that the committee will meet August 28, 2019, and act on the board's response to three legal opinions concerning wording in the Proximity Card Application, mandating windshield stickers, and using drones. This will be further discussed under New Business.

Social: Board liaison Linda Shoaf reported that the Oktoberfest will be October 5, 6:00 PM at the clubhouse.

Firewise: Secretary Ish was directed to write an article for the newsletter advising home owners that there will not be a grant for wood debris pickup unless volunteers join the vacant Firewise Committee and apply for a NCDA home mitigation grant.

SBG: There was no report, but the board made suggestions for the group to consider: planting flowering ornamental trees and adding another bench at the first Tranquility Lakes pond.

Communications: Board liaison Curtis Ish read from a report prepared by the committee. It listed all special notices, website updates, and a request to contact new home owners or members starting construction to explain the wealth of information on our website. The board unanimously endorsed this project. There are currently 372 newsletter subscribers and 144 blog members. Ish continued

that resident Liz Roland has suggested an article for the newsletter that would relay to the community the success Jim Johnson and Jim Kelley have had making bluebird houses for the creation of a bluebird trail. Liz Roland has offered to write the article and include comments from those who have installed the homes on their property, listings of where they can be seen, and any problems or personal experiences they have had. The secretary was directed to accept Mrs. Roland's offer but to limit the newsletter article to Jim J and Jim K.'s involvement and to refer any instructions on building and maintaining the houses, listing of locations, or commenting on personal experiences with the birdhouses to our blog site.

Finance: Treasurer Al Hoppensteadt reported that the Tranquility Lake dam repair including final grass seeding came to \$16,000. Hoppensteadt further reported that the Duke Energy account has been closed out. Our reserve money is now all in Morgan Stanley CDs or in First Bank accounts.

President Freeman called for old business

- **Action List** (items not already discussed in the committee reports)
 1. Walking trails' shoulder repairs: Shaun Smith was waiting to order the extra gravel he needed when the French drains were installed at the front entrance. He will be instructed to place the order now since using gravel for the French drains is unclear.
 2. Archiving our engineering reports for future IRC reference: Director Ish reported that the project is done. The notebook and flash drives will be in the ARC's closet.
 3. Reseeding of the cancelled construction site's grass shoulder on Palisades Trail: Our landscaper is waiting for September to start. It will probably be done with the planned Lespedeza seeding.
 4. Long-Range Clubhouse Plan: The board wants to concentrate on getting the northwest corner of the tennis court slope fixed first, but is still interested in putting together some sort of long-range plan.
 5. Rumble strip repair evaluation: The board is awaiting the results of the bonding concrete's durability. This item will be taken off the Action List and revisited after the repair has gone through winter weather.
 6. Road shoulder repair: The board will schedule a meeting with Shaun Smith and the IRC to get details on what is needed to complete the project. Ish reported that 20,000 sq. ft. can be reseeded this fall, and 12,000 sq. ft. will be needed to be reseeded after the shoulders have been repaired.
 7. Tranquility Lakes dam repair update: Project is finished and paid for. The board is very happy with the results.
 8. Clubhouse office window repair: This will be done soon.
 9. Front entrance French drain repair: The DOT put down a grass carpet before the HOA could install a French drain. The IRC will try to find out what the DOT is planning.
 10. Annual meeting: The date is January 25, 2020, at the Southmont Fire Station, Southmont, NC, at 7:00 PM. A notice will be in the newsletter as soon as the secretary receives information from the Social Committee about a pre-meeting social.
- Director Ish asked the board to approve the purchase of clover seed for the bare spots on Sierra Trace Rd. and other needed areas.

Motion by Hoppensteadt, seconded by Ish to purchase 50 lbs. of Lespedeza seed and inoculum from Seedway Co. Orangeburg, SC for approximately \$300. The price includes UPS shipping. All in favor; motion approved.

President Freeman called for new business

- The board discussed the possibility of additional clubhouse parking due to an increase in pool/club house activity. Director Ish reported that on August 18 there were 25 people using the pool area. Otherwise, 18 persons was average for a nice weekend day. A second discussion followed regarding the issues with the hot tub and the need for additional shaded seating.
- Director Ish asked that the revised Proximity Card Application suggested by the Security Committee be accepted.

Motion by Ish, seconded by Svatek, to approve the updated Proximity Card Application submitted by the Security Committee. All in favor; motion approved.

- The board discussed a date to close the pool and hot tub. President Freeman reported that our pool CO, Bill Conrad, wants to go on vacation mid-September. The board will decide as an out-of-meeting motion and put an article in the newsletter as soon as the board can contact Mr. Conrad. (Editor's note: The pool will close Sunday evening, September 15, 2019)
- The board discussed committees using drones to do board business. The following motion was made and approved.

Motion by Ish, seconded by Hoppensteadt, that it shall be the policy of The Springs at High Rock HOA, Inc. to not allow its directors or any committees serving the Board of Directors to use any aerial surveillance devices (drones) for enforcing its Covenants, Conditions, and Restrictions; bylaws; or board approved committee rules. The purpose of this policy is to mitigate being responsible for any damages to the devices themselves or liabilities and damage from the use of the devices over private property. All in favor, motion approved.

- The board discussed repairing the hot tub. President Freeman reported that both pipes that circulate the water in the hot tub are leaking and will need the gunite around the pipes chipped away and resealed. He does not expect this to be very expensive. The board gave Freeman permission to have the repairman investigate further.
- The board will put the clubhouse pillars repair on the Action List.
- The board discussed attorney Ryan McNeill's opinion on mandating that every car owned by members must have a windshield sticker in order to use community amenities. Mr. McNeill says we will need a 66% approval by the total members-in-good-standing to be legal. The secretary will inform the Security Committee.
- The following out-of-meeting motion was approved by all directors August 9, 2019.

Motion by Ish, seconded by Svatek to have Truell Grading, Southmont, NC, build up the north and northwest tennis court slope to a 28° earthen slope for \$35,000 (\$20,000 for labor and \$15,000 for 100+ truckloads of fill dirt).

- The following out-of-meeting motion was approved by all directors August 14, 2019.

Motion by Svatek, seconded by Ish to allow the owner of Lot 87, Phase 07 to remove two dead and dying trees on the clubhouse side of the clubhouse's property line at the owner's expense.

- Director Svatek reported that Ruth Howard cleaned the office and organized items for either discarding or saving. The board directed the secretary to thank Ruth in a newsletter article.

- Director Svatek agreed to write a newsletter article alerting the members to the Robin Sage war games held annually in Davidson County and surrounding counties by the Special Forces.

In Executive Session:

- Discuss vandalism to a member's home

Director Ish made a motion to adjourn, seconded by Shoaf. All in favor; meeting adjourned at 11:39 AM.

The next scheduled HOA meeting will be a closed workshop meeting on September 19, 2019, at 10:00 AM. The next open HOA meeting will be October 24, 2019, 7:00 PM.

Respectfully submitted,
Curtis Ish, Secretary HOA

Appendix 1 DOT letter
Appendix 2 Proximity Card Application and Rules



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

August 1, 2019

Ms. Carol Svatek
1326 Healing Springs Drive
Denton, NC 27239

Re: Investigation File # 5980– Request for the Installation of an Intersection Flasher at Intersection of NC 8 and Healing Springs Drive, (non-system) west of Denton, Davidson County

Dear Ms. Svatek,

The North Carolina Department of Transportation has received your request for the installation of an intersection flasher at the intersection of NC 8 and Healing Springs Drive. After receiving your request, our traffic engineering staff conducted an investigation at the intersection that included an analysis of available accident records and on-site observation of the intersection.

The latest 5-year accident history revealed one reported accident in the area, none at this intersection. The reported accident was on NC 8 approx. 25 miles north of Healing Springs Dr.; motorist ran off the road – right. Without a history of crashes at this intersection, we are unable to justify the installation expense and maintenance costs. There is an existing 'Intersection – Side Road' warning sign on NC 8 southbound to warn motorists of this intersection. The northbound sight distance approaching this intersection is more that required for a warning sign.

We regret that we cannot implement your request at this time. The Department appreciates all concerns for the traveling public and strives toward creating a safe driving experience for everyone on our roads. If you have any questions or concerns regarding this issue, please call me at (336) 747-7800.

Sincerely,

A handwritten signature in black ink that reads "J.P. Couch".

J.P. Couch, P.E.
Division Traffic Engineer

JPC/dls

cc: Division File
Traffic Operations File

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
375 SILAS CREEK PARKWAY
WINSTON-SALEM, NC 27127-7167

Telephone: (336) 747-7800
Fax: (336)703-6693
Customer Service: 1-877-368-4968
Website: www.ncdot.gov

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
375 SILAS CREEK PARKWAY
WINSTON-SALEM, NC 27127-7167

THE SPRINGS
Proximity Card Application

Property Owner(s) Name _____

Name _____

Mailing Address _____

Lot# or Address in the Springs _____

Contact Phone Number _____ Email _____

The use of the Proximity Card is for entering and exiting the pool gate as well as the door to the bathroom facilities.

The Proximity Card Security System provides property owners at The Springs a secure environment to be enjoyed by family and escorted guests.

It is the responsibility of property owners to use their cards as described below.

- Proximity cards are to be used by the cardholders and their immediate adult family members. The property owner is limited to 4 guests. Please note, grandchildren are considered guests. All guests must be escorted by the property owner or immediate adult family member.
- Only one proximity card is allotted per property owner's mailing address as recorded with the Davidson County Register of Deeds, no matter the number of lots they own in the springs.
- Do not loan your card to anyone (neighbor, friend, or relative other than immediate family members listed above). The card issued to the property owner is tracked automatically (entrance and exit). The card will track the property owner, date and time it was used. Any vandalism or other damages that are tracked to the property owner could result in the HOA Board of Directors suspending any or all amenity privileges including the pool and hot tub use.
- Do not allow access or exiting to or from the pool area by anyone other than your family or guests while using your card. If others enter with you and damage occurs, damages could be associated with your card swipe.
- Pool entrance and exit activity is under video surveillance.
- The proximity card may be deactivated as a result of any proximity card rule violation or as an owner not-in-good-standing with the HOA.
- Proximity card distribution will be determined by the administrator of the process.
- In the event your card is lost or damaged, a replacement card can be purchased for \$25 through the Security Committee. Your old card will be deactivated immediately. It will take 5-7 business days to process the new card.
- **PLEASE ALLOW UP TO 14 DAYS FOR A NEW APPLICATION REVIEW AND PROCESSING**

Submitting this application form verifies that I have read, understand, and will abide by the above proximity card rules. Return your completed application to the Security Committee via email: security@thespringsathighrock.org.

Revised 5-30-2019