

**Summarized Minutes of The Springs at High Rock, HOA, Inc. Meeting, September 19, 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 10:07 AM.

Secretary Curtis Ish asked that the minutes of the August 26, 2019, meeting be approved.

Motion by Hoppensteadt, seconded by Svatek, to approve the August 26, 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 4 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 several topics covered in the committee's last meeting.

1. Resident Jim Johnson will install grids over the bottom emergency outflow pipes at the Tranquility Lakes upper-most pond.
2. Pella has scheduled October 21 to install the replacement clubhouse office window.
3. The committee has received enough roadway reflectors to finish all commonly-used roads in the community. They plan to schedule an installation date sometime in mid-October.
4. The reflectors for the emergency fire road have been installed.
5. Svatek reported that there has been no progress on the clubhouse pillar replacement. The board is waiting for the contractor to start.
6. The committee has returned all the drainpipes that were supposed to be installed at the front entrance. The DOT has recommended that the repair be left as an open, carpeted drainage ditch. It was suggested that the board have Shaun Smith seed the ditch with fescue grass.
7. Svatek then reported that the committee has received one of two quotes for hot sealing 10,990 feet of roadway cracks. The quote received is \$8,792.00 by Everhart Paving. The committee is awaiting the second bid before deciding. Since the sealing project is weather sensitive and is going to be accomplished this year, the board will vote on acceptance of the committee's recommendation as an out-of-meeting motion.
8. There has been no update on Energy United's proposal regarding the streetlights.
9. The committee reported that Bill Conrad is complaining about having to clean the clubhouse fountain's filter box of crepe myrtle leaves on a daily basis. The SBG has recommended pruning back the myrtles to 5 feet. If that doesn't solve the problem, the board will remove them.

At this point in the discussion of clubhouse shrubbery, Director Hoppensteadt suggested that a member of the IRC should be invited to be part of the tennis court slope repair. Svatek replied that this suggestion would fit in with the IRC's wanting to designate individual members to different ongoing projects and areas of responsibility.

RFC: Board liaison Linda Shoaf reported that the pool and hot tub are closed and the covers installed. Hot tub pipe leak repairs will be scheduled when our CO, Bill Conrad, returns from vacation.

Security: Board liaison Karl Svatek reported that the committee has appointed member Jerry Bushey their chairman. Svatek then reported on several topics discussed at their last meeting.

1. The committee will no longer administer the boat yard storage area. The board will assign the task to the IRC.
2. The pool swipe card program will be revamped after consulting with resident Gary Moore.
3. Next, Svatek asked the board who was going to be responsible for the temporary remotes given out to construction vehicles. The board asked the Security Committee to be responsible since they assigned the gate codes for the remotes.
4. Svatek reported that the clubhouse call list (for break-ins, emergencies, etc.) has been updated. Svatek suggested that the board review this list to see if they agree with who is on it.
5. Svatek reported that the committee would like a locked file cabinet drawer in the clubhouse office. The board agreed to provide one.

Director Svatek advised Firewise chairman, Curtis Ish, that members Jerry Bushey and Cathy Moore are interested in serving on the Firewise Committee. Ish will contact them for more information.

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

Firewise: Board liaison and Chairman Curtis Ish will contact two new prospects.

SBG: Board liaison Curtis Ish advised the board that there is a workday scheduled for October 19 to remove the begonias and replace them with the winter pansies and more daffodils.

Communications: Board liaison Curtis Ish read from a report prepared by the committee. It listed all special notices, website updates, and updated information for the Downloads page of our website (Pool Card Application and Rules, Tennis and Pickleball Rules, and Pool and Hot Tub Standards). The committee has updated the email forwarding list for GoDaddy. Newsletter subscribers: 369/ Blog members 145.

Finance: Treasurer Al Hoppensteadt reported that the 2019 budget predictions are on schedule with no surprises. He asked the secretary to send a request to all chairs for their 2020 budget requests and have them submitted to him by 10/31/19. If they have any questions, they are to get in touch with him.

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 or use shale since the DOT recommends an open drainage ditch.
 2. Long-Range Clubhouse Plan: The board wants to concentrate on getting the northwest corner of the tennis court slope fixed first, but it is still interested in putting together some sort of long-range plan.
 3. Road shoulder repair: Shaun is starting work because of the dry weather. All seeding will be done when we get rain.
 4. Hot tub repair: It will begin when Bill Conrad returns from vacation.
 5. Tennis court slope repair: Ish is waiting for the adjacent neighbors to return from vacation in order to discuss going onto their property to haul fill dirt to the northwest corner.

6. Front entrance drainage ditch: Ish suggested that we let Shaun Smith seed the DOT's open ditch with fescue grass. The board agreed.

President Freeman called for new business

1. The secretary reviewed the contents for the annual meeting letter and asked for a mailing date. The letter will be mailed December 16, 2019.
2. The secretary was directed to write a newsletter article explaining the candidate profile and other options for participating in the election to serve as a director on the HOA BOD.
3. President Freeman announced that he will be retiring from the board when his term is completed.
4. The following out-of-meeting motion was approved by all directors August 27, 2019.

Motion by Freeman, seconded by Ish to close the pool and hot tub for the 2019 season at the normal closing time Sunday evening, September 15, 2019.

Director Ish made a motion to adjourn, seconded by Svatek. All in favor; meeting adjourned at 12:10 PM.

The next scheduled HOA meeting will be an open meeting on October 24, 2019, at 7:00 PM.

Respectfully submitted, Curtis Ish, Secretary HOA