

**Summarized Minutes of The Springs at High Rock, HOA, Inc. Meeting, November 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 10:05 AM.**

**Secretary Curtis Ish asked that the minutes of the October 24, 2019, meeting be approved.**

**Motion by Svatek, seconded by Hoppensteadt,** to approve the October 24, 2019, minutes as submitted. All in favor; motion passed.

**President Freeman asked for board liaison committee reports.**

Finance: Treasurer Al Hoppensteadt submitted and explained the Finance Committee's recommended 2020 HOA budget. Hoppensteadt reported that the 2020 budget is almost the same as the 2019 budget. That budget was a very accurate prediction of monies needed for the community to function. The proposed budget is \$296,570.00 with \$92,000 to be put in reserve accounts if there are no unexpected expenses.

**Motion by Ish, seconded by Shoaf** to adopt the 2020 HOA budget as submitted by the Finance Committee. The budget is a part of these minutes (appendix 1.) All in favor; motion passed.

ARC: Board liaison President Freeman reported that two homes are completed, and the owners have moved in. Construction has not been started on a Healing Springs Drive home, but the plans have been approved. Construction on the other homes is proceeding. Freeman then reported that a resident applied to ARC to build an unattached garage on his property. The topography of the land around the present home will not allow attachment. The board was willing to grant an exception to the rules if the garage matched the home in style and had an acceptable roof pitch.

IRC: Board liaison Karl Svatek reported that the roadway crack sealing job is partly done and will be finished next spring. IRC will get painting bids for Boulder Ridge paint striping and the speed bumps on Rocky Cove Lane. There followed a general discussion on the condition that Mesa Trail was left in after the shoulder repair. It was decided to let rain storms clean off the remaining clay that is still present on the road.

RFC: Board liaison Linda Shoaf reported that the IRC is getting estimated costs on the needed hot tub repairs. The RFC hopes they can get estimates this spring. President Freeman reported that Bill Conrad stained around the newly-installed clubhouse office window, and the broken shades have been replaced.

Security: No actions taken. The board discussed illegal deer hunting in The Springs and cars blocking traffic at the front gate trying to ascertain whether a vehicle is tailgating or not.

Social: Board liaison Linda Shoaf reported that Ali Bachand and Prudy Mitchell will be the co-chairs for the 2020 year. The holiday party has 80 reservations.

Firewise: Board liaison and Chairman Curtis Ish reported on a meeting with new committee members, the HSVFD's chief and assistant chief and members of the community. One resident asked if it was possible to have a "Smokey Bear" forest fire warning sign installed. Ish will investigate. The committee also met with the ARC and was asked by them for hard copies of the

webpage pamphlets to be able to hand out to builders and the applicants rather than just referring them to the website.

SBG: Board liaison Curtis Ish advised the board that LED lights have been installed on the front entrance walls and the walls power washed. The walls look much nicer, but the lettering now looks faded. The committee is asking for permission to have the lettering repainted by a professional painter.

**Motion by Ish, seconded by Svatek** to allow the SBG to hire a professional painter to repaint the lettering on the front entrance walls. All in favor; motion passed.

Communications: No report

Nominating: Chairman Curtis Ish reported that no one has submitted a Candidate's Profile. Ish will put another article in the newsletter after Thanksgiving.

At this point in the meeting Director Hoppensteadt asked to excuse himself for an unexpected medical appointment, but before he left, he wanted to briefly discuss the following topics:

1. Resident Gary Moore was asked to inspect and give his opinion on our pool's computer swipe card system: One problem found was the buried wires were not grounded. Ish suggested for liability and best service, a licensed electrician be used to correct the problem.
2. Extra keys needed for the clubhouse external doors: The keys need to be made by a Medco authorized dealer and, presently, only Bill Conrad is able to order the keys. The secretary was directed to write a letter authorizing Karl Svatek and Gary Moore to be authorized to order more keys from our Medco franchised dealership, Archdale-Thomasville Locksmiths, Inc.

**Motion by Hoppensteadt, seconded by Ish** to authorize Director Karl Svatek and Security Committeeman Gary Moore permission to order extra clubhouse keys from Archdale-Thomasville Locksmiths, Inc. All in favor; motion passed.

3. Executive session topic: Clarifying negotiating status between the board and a resident.

**President Freeman called for old business:**

- **Action List** (items not already discussed in the committee reports or no report this month)
  1. Street light conference: Director Ish will get a report from Kelley and Johnson for the December meeting.
  2. Long-Range Clubhouse Plan: Ish, Shoaf, and Svatek will meet after this meeting to personally investigate possible suggestions.
  3. Tennis court slope repair: Awaiting dry weather
  4. Clubhouse emergency call list: The board is waiting for a list from the Security Committee.
  5. Preliminary bids for clubhouse office air conditioner unit: \$2,500 to 3,500
  6. Progress on obtaining a defibrillator for pool area: Director Ish will get a report from resident Dan Field for the December meeting or an out-of-meeting motion to purchase.
- Director Svatek gave a brief report on the NC Wildlife Agent's attempt to arrest illegal nighttime hunters in The Springs.
- Director Svatek suggested that the board contact Davidson County officials in an effort to create a multi-county study for better high-speed Internet.

- The board made and passed the following motion for the 2019-20 snow plowing season:

**Motion by Svatek, Seconded by Ish** to approve the 2019-2020 Snow Plowing Contract submitted by Dan Parsons of High Rock Plowing Services. The contract is a part of these minutes (appendix 2). All in favor; motion passed.

- Director Ish discussed the present status of our Calling Post system used in the Emergency Wildfire and Evacuation Plan. Ish explained that Calling Post is now two departments: Calling Post is for large commercial “Robo Calls,” and Post Calls is for 24-hour personal service calls. For our emergency call needs, the Call Post system works better for us. We currently have pre-paid for 309 calls. Ish recommends that we increase the number to 750 calls.

**Motion by Ish, seconded by Shoaf**, to raise the amount of Calling Post (now called Post Calls) pre-paid calls to 750 calls (from 309) for \$48.51. All in favor; motion passed.

- Secretary Ish read into the minutes the following out-of-meeting motion approved by all members October 27, 2019.

**Motion by Ish seconded by Svatek** to allow the Firewise Committee to apply for a Home Mitigation Grant for wood debris pickup at no cost to the HOA board.

- There was a general discussion on the need for the green concrete pedestals at the front gate. Some residents complained that trucks with trailers had to manually move them. Director Ish reminded the board that they were there to prevent vehicles from entering through the exit gate and, so far, were doing the job intended. The board took no action, but if complaints persist, it will look into large speed bumps.
- Secretary Ish will bring the completed annual meeting letter with all contents to the December HOA meeting for board approval.

**Director Ish made a motion to adjourn, seconded by Svatek.** All in favor; meeting adjourned at 12:08 PM.

The next scheduled HOA meeting will be a closed meeting on December 12, 2019, at 10:00 AM.  
Respectfully submitted, Curtis Ish, Secretary HOA

**SPRINGS 2020 BUDGET - first look**

**INCOME**

HOA DUES BILLED	\$ 430,500
PROJECTED DELINQUENTS	\$ (51,660)
ANTICIPATED INCOME	\$ 378,840
INTEREST/MISC INCOME	\$ 3,000
LATE FEES & OTHER INCOME	\$ 6,730
<b>TOTAL INCOME</b>	<b>\$ 388,570</b>

		actual	projected	reimb in		2020
		10 month	12 month	process		
<b>ADMIN EXPENSE</b>						
CM MANAGEMENT FEE	\$ 25,000	20,840	25,008		25,008	\$ 25,000
CM ADMIN, POST & DELIVERY	\$ 5,000	2,273	2,728		2,728	\$ 5,000
CM ACCT/LEGAL FEES	\$ 200					\$ -
OFFICE SUPPLIES	\$ 200	99	119	69	188	\$ 200
MEETING EXPENSES	\$ 100					\$ 100
TAXES CORP & PROPERTY	\$ 1,000	896	896		896	\$ 900
WEBSITE	\$ 650	180	216	80	296	\$ 600
STAFF EXPENSE	\$ 37,620	31,350	37,620		37,620	\$ 37,620
LEGAL SERVICES	\$ 1,300	395	474		474	\$ 650
<b>TOTAL ADMIN EXPENSE</b>	<b>\$ 71,070</b>	<b>56,033</b>	<b>67,060</b>			<b>70,070</b>

end of yr mailing

annual meet

from committee

**OPERATING EXPENSE**

SECURITY	\$ 2,500	1,898	2,278	730	3,008	\$ 3,500
SECURITY PATROLS	\$ -			120	120	\$ 200
FIREWISE	\$ 50					\$ -
REC FACILITIES COMMITTEE	\$ 750	1,452	1,742	80	1,822	\$ 1,500
PEST CONTROL	\$ 300					\$ -
OPERATING CONTINGENCY	\$ 1,500	1,055	1,266		1,266	\$ 1,500
LP GAS	\$ 1,500					\$ 1,500
TELEPHONE	\$ 3,300	2,824	3,389		3,389	\$ 3,400
ELECTRICITY & LIGHT RENTAL	\$ 90,000	72,926	87,511		87,511	\$ 88,000
YADKIN DOCK FEES	\$ 1,400	1,400	1,400		1,400	\$ 1,400
INSURANCE LIABILITY	\$ 10,500	9,481	9,481		9,481	\$ 10,500
<b>TOTAL OPER EXPENSE</b>	<b>\$ 111,800</b>	<b>91,036</b>	<b>107,067</b>			<b>111,500</b>

from committee

from committee

usually filled in Dec

set fee

**MAINTENANCE EXPENSE**

MOW/LANDSCAPE/EROSION	\$ 96,000	91,060	109,272		109,272	\$ 96,000
GATE EXPENSE	\$ 500			40	40	\$ 100
POOL MAINTENANCE	\$ 2,500	2,480	2,480		2,480	\$ 2,500
CLUBHOUSE MAINTENANCE	\$ 500	580	696	263	959	\$ 1,000
GENERAL REPAIRS	\$ 2,000	2,001	2,001	638	2,639	\$ 2,700
POOL SUPPLIES	\$ 2,000	3,724	3,724		3,724	\$ 2,500
SOCIAL	\$ 3,000	347	416	351	767	\$ 3,000
SBG/LANDSCAPING	\$ 3,200	267	267	3227	3,494	\$ 3,200
SNOW REMOVAL	\$ 1,500					\$ 1,500
IRC	\$ 2,500	930	1,116	465	1,581	\$ 2,500
<b>TOTAL MAINT EXPENSE</b>	<b>\$ 113,700</b>	<b>101,389</b>	<b>119,972</b>			<b>115,000</b>

nov and dec low

????

from committee - xmas party

from committee

from committee

**TOTAL ALL EXPENSE**

	\$ 296,570	\$ 248,458	\$ 294,100			\$ 296,570
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**RESERVE FUNDS**

REAL ESTATE RESERVE						
STORAGE FACILITY RESERVE						
LANDSCAPING RESERVE						
ROAD RESERVE	\$ 64,000					\$ 64,000
CLUBHOUSE RESERVE	\$ 6,000					\$ 6,000
POOL RESERVE	\$ 6,000					\$ 6,000
DOCK RESERVE						
FIREWISE RESERVE						
GATE RESERVE						
CLUBHOUSE WELL RESERVE	\$ 2,000					\$ 2,000
TENNIS COURT RESERVE	\$ 2,000					\$ 2,000
CC RETAINING WALL	\$ 2,000					\$ 2,000
TENNIS COURT SETTLING	\$ 10,000					\$ 10,000
<b>TOTAL RESERVE FUNDS</b>	<b>\$ 92,000</b>					<b>\$ 92,000</b>

**TOTAL EXPENSE & RESERVES**

	\$ 388,570					\$ 388,570
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# High Rock Plowing Services

## Proposal

1105 Sierra Trace Rd.  
Denton, NC 27239  
910-975-0703

DATE: NOVEMBER 3, 2019

TO: HOA Board of Directors  
The Springs at High Rock  
Denton, NC 27239

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Dan	Springs at HR 2019-20	NONE	Net EOM

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	The following prices are provided for winter 2019-20 and are based upon national averages.		
	Service provided would be one pass on all roads where there is a residence built. Roads that I will have to back track on would receive two passes. I would also ensure that snow would not be piled at the end of anyone's driveway.		
	For 3 to 6 inches of snow per storm (As measured at storm end and billed accordingly)		\$450.00
	For 6 to 9 inches of snow per storm (As measured at storm end and billed accordingly)		\$900.00
	For 9 to 12 inches of snow per storm (As measured at storm end and billed accordingly)		\$1350.00
	Storms exceeding 12 inches of snow, it would be an additional charge above the 9 to 12 inch price.		\$100.00 per inch
	*No services provided for ice storms.		\$900.00

Submitted by:



Reviewed and Accepted by:



THANK YOU FOR YOUR BUSINESS!