

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, October 24, 2019
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Open meeting; members, and guests invited.

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

Nineteen residents in attendance:

President Freeman called the meeting to order at 7:02 PM.

Secretary Curtis Ish asked that the minutes of the September 19, 2019, workshop meeting be approved.

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

President Freeman asked for committee reports.

ARC: Chairman Dan Field reported that two homes have just received their COs, and two are ready to get started. Four others are moving along quickly with no problems. Field next reported that ARC member Bob Dums is retiring from the ARC, and the committee is looking for a replacement member.

IRC: Chairman Steve Barnhart reported that upcoming projects include the installing of reflectors on nine side streets. The project will be done by resident volunteers November 2, and the committee hopes to install 370 reflectors. A second project to be done in November is roadway crack filling and sealing by Everhart Paving in two sessions. Barnhart further reported that the boatyard space assignment has been transferred from the Security Committee to the IRC, and it is ready to continue to function. Completed projects so far this year include the front entrance drainage ditch and shoulder paving (by the DOT), Tranquility Lakes dam repair, Mistral Street sign repair, installation of pole reflectors on the emergency fire evacuation road, and the broken Pella clubhouse window replacement.

RFC: Chairperson Liz Roland thanked the IRC for getting the clubhouse window fixed. Roland asked the board the progress of the hot tub repairs. President Freeman reported that they are waiting for the repairman that has serviced the pool in the past to get back to us. Resident Fred Spin asked if the board would purchase a defibrillator for the pool area. Resident Dan Field asked the secretary to write a letter to him investigating the cost of purchasing a defibrillator for community use. He would like to be an authorized agent enabling him to purchase one through his company for cost savings to the community. The secretary was direct to write a letter for Mr. Field

Security: Chairman Jerry Bushey reported that the committee has expended a lot of effort analyzing the codes being used at the front gates and matching them up with the digital camera recordings. He reported that there are fewer people trespassing into the community than several months ago. Bushey reported that during the sheriff department's monitoring of the front gate, several members' guests were using the personal 4-digit codes for residents instead of the guest's 3-digit system. After a general discussion about the need for more or less security, a question was raised about the efficiency of the pool card swipe system, especially from lightning damage. The board responded that Security member Gary Moore is advising the board on what we should be using. A resident thanked the committee for the new windshield stickers. They are attractive and much more easily visible.

Social: Chairperson Liz Roland reported that the committee is getting ready for the Holiday Party. Roland stressed that this is one party that the committee needs an RSVP. The party will be limited to 100 members and guests because of the fire code restrictions for our clubhouse. Roland also reminded the membership that there will be an ugly Christmas sweater contest.

Firewise: Chairman Curtis Ish reported that the committee has two new members, Jerry Bushey and Cathy Moore. (Editor's note: Fred Spin has joined since.) Ish invited more members to join the new team. An introduction to the history, Firewise principles, and Evacuation Plan will be scheduled. Ish stated that it will be an open meeting for any member whether interested in joining the committee or not.

SBG: Chairperson Patsy Johnson thanked the members of the committee for being so helpful and enjoyable to work with. She reported that the summer begonias have been removed and replaced with the winter pansies. Johnson reported that the fall decorations will be replaced with holiday decorations after Thanksgiving. Johnson reported that we now have several daffodil beds including some at the second Tranquility Lakes pond. Two hundred and fifty additional bulbs have been planted. The committee has selected a spot under the trees for a second bench at the first Tranquility Lakes pond. Next year the committee will focus on improving the natural beauty surrounding the clubhouse.

Communications: Committee chair Joyce Ish reported that there were no special notices needed in the last month. The newsletter is received by 119 residents, 22 homeowners, 6 construction, and 222 lot owners. Blog members are 145. The committee thanked the Security Committee for advising new owners to subscribe to the newsletter. Dan Field (ARC) advised Ish that his committee alerts the construction members, as well. Ish further reported that with the changes in policies and procedures to the Security, IRC, and ARC committees, the Communication Committee has been very busy updating the various website documents and pages.

Finance: Treasurer Al Hoppensteadt reported that we are where we should be with our 2019 budget. Hoppensteadt then reported that David Stephens did a complete audit of all accounts and there was no discrepancy. Hoppensteadt also reported that the CDs in our reserves continue to generate interest for us. He hopes to have \$20,000 in interest earned, but the interest on the CDs is lower than last year's 3% highs. Resident Dan Field asked about any progress in lowering our streetlight electric expense. Resident Jim Johnson, who has been researching our options, hopes to have sample LED lights available for the community to comment on.

Nominating: Committee chairman Curtis Ish reported that the committee consists of Ish, Linda Shoaf, and Larry Watson. Ish reported that the Board of Directors will need at least one replacement (Tony Freeman will be retiring in 2020) and possibly more. He reviewed the three methods of becoming a candidate: filling out the candidate's profile, not filling out a profile but notifying Cedar Management Group, or announcing your candidacy at the annual meeting.

President Freeman opened the meeting to the membership for commentary

A resident asked that our landscaper, Shaun Smith, clean out the catch basin in front of his home. President Freeman advised that there should be a blue ribbon on the side of the shoulder alerting the landscaper that there is a catch basin present.

A resident asked if we would have the same snow plowing procedure used last year. Director Svatek responded that the same plan is in place for this year.

Director Ish was asked what the caller ID is for the Calling Post emergency phone system. He will have to find out. ARC chairman asked that Ish come to the next ARC meeting to better coordinate the Firewise recommendations with new builders and owners. Ish agreed to do so.

President Freeman called for old business

- Action List (items not already discussed in the committee reports)
 1. The clubhouse pillars: It was decided to have Steven Grubb remove the stone and assess how badly the pillars have deteriorated. The contractor we originally wanted is not able to serve our needs at this time.
 2. Clubhouse emergency call list: The Security Committee will be directed to update and let us know their wishes for the board to approve.
- Security Committee requests that the bushes obscuring the front clubhouse camera be trimmed down: Ish will contact landscaper, Shaun Smith
- Clubhouse office air conditioner: The secretary was asked to get three bids for an individual HVAC unit for the clubhouse office.

President Freeman called for new business

- Security board liaison Karl Svatek gave each director a copy of the Security Committee's front gate usage findings. The findings of the report were interesting; however, they will not be made a part of the minutes because they include the personal names of five residents and their keypad usage.
- Director Ish asked if it was time to repaint the speed bump warning lines and yellow one-way line on Boulder Ridge Road. The board will suggest this to the IRC.

President Freeman made a motion to adjourn, seconded by Shoaf. All in favor; meeting adjourned at 10:05 PM.

The next scheduled HOA meeting will be a workshop meeting Monday, November 25, 2019 10:00 AM.

Respectfully submitted, Curtis Ish, Secretary HOA