

**Summarized Minutes of The Springs at High Rock, HOA, Inc. Meeting, December 12, 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 November 26, 2019, meeting be approved.**

**Motion by Hoppensteadt, seconded by Svatek,** to approve the November 26, 2019, minutes as corrected and submitted. All in favor; motion passed.

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

ARC: Board liaison President Freeman reported committeeman Barry Slobin has resigned due to health concerns. Three homes are under construction and proceeding steadily. The ARC will contact a resident doing interior remodeling and try to find out how long the construction dumpster will be in his driveway.

IRC: Board liaison Karl Svatek reported that the roadway crack sealing project is mostly done and will be finished next spring. Svatek also reported that the boat storage yard has had five new requests this fall. There followed a general discussion on future plans for the storage area if more space is needed. The committee plans on replacing loose road reflectors in the spring. The committee submitted a five-year plan to the board on various community projects. Svatek suggested to the committee to get a cost estimate for one of the projects, repairing the Boulder Ridge Road.

RFC: Board liaison Linda Shoaf reported that the RFC still cannot get any vendor to estimate costs on the needed hot tub repairs. President Freeman will ask Bill Conrad to speak to the repairman we normally use.

Security: Board liaison Karl Svatek reported that there will be a gate check by a sheriff's deputy today (12/12/19) between 4:30 and 8:30 PM. According to previous computer surveys, this is the busiest time for gate traffic. There followed a brief discussion about confronting potential tailgaters.

Social: Board liaison Linda Shoaf reported that the holiday party was a great success. The ugly sweater contest was well received. The board discussed how the well-attended event put a strain on enough room for eating tables. Suggestions were made that the overstuffed furniture should be moved into the side room or out onto the deck. Director Ish suggested that the billiard table be moved into the side room (permanently).

Firewise: Board liaison and Chairman Curtis Ish reported that sixteen residents have applied to have wood debris picked up and paid for by the District 10 Chief Ranger, Justin Query.

SBG: No report

Communications: Board liaison Curtis Ish read the committee's monthly report: three special notices sent, HOA Board Meeting Summary Minutes posted, and website pages updated. Currently, there are 375 newsletter subscribers and 146 blog members. Fifty-one percent of our subscribers open our newsletter on a mobile device. Therefore, the committee has updated the software to publish the newsletter with an editor that is more mobile friendly.

Nominating: Chairman Curtis Ish reported that he wrote an article for today's newsletter asking for committee volunteers and board candidates for the 2020 election.

Finance: Treasurer Al Hoppensteadt has not received the November reports from Cedar Management yet. Hoppensteadt does not expect any surprises this time of the year.

### **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 read a report from Jim Johnson. Johnson and Jim Kelley have picked out a LED light and are awaiting an ordered pole to mount it on. They hope to have the finished prototype for the board's examination shortly.
  2. Road shoulder repair: Director Ish reported that Shaun Smith is done with the "blue" shoulder repairs (i.e., cosmetic repairs) and will start the more serious shoulder repairs throughout the winter.
  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. Clubhouse pillar repairs: Director Hoppensteadt reported that Jim Johnson is building bases for the pillars and licensed contractor Steve Grubb is going to remove the rotting sections of the pillars and replace them with Johnson's bases.
  7. Hot tub repair bids: Hopefully, RFC will be able to have competitive bids this spring.
  8. Clubhouse defibrillator: Director Ish reported that the unit has been ordered through a resident's company for \$499.00 plus tax.
  9. Broadband Internet service: Director Svatek conversed with the CEO of the company. He reported that the company is overwhelmed fulfilling contracts already signed. Svatek does not see any progress in the immediate future.
- Director Ish thanked Director Svatek for his written report on the Long-Range Planning field trip taken after the November 26 HOA meeting. He asked that Svatek share the report with the rest of the directors. Ish suggested that the board continue to finish repairs to the tennis court and then decide on needed upgrades to the pool area. After that, future boards can decide on the development of the Cascade Creek area. Svatek suggested that we continue with the tennis court repairs but give a higher priority to modest plans in the Cascade Creek area. Director Hoppensteadt suggested that we schedule a special open meeting for a LRP only discussion with the community.
- The board discussed who will give the year's activities in review at the annual meeting, a board member or the committee chairs. It was decided to have the chairs do it.
- Firewise chairman Curtis Ish advised the board that we now can make 750 calls using Calling Post Internet calling service. He had hoped to have all 100 home phone numbers verified, recorded on Calling Posts computers, and then community tested this month, but time constraints will delay the progress until spring.

### **President Freeman called for new business**

- The secretary presented the annual meeting announcement letter sent to all members via USPS to the board for approval.

**Motion by Freeman, seconded by Svatek** to approve and distribute the 2020 Annual Meeting Letter to all HOA members via USPS mail as submitted by the secretary.  
All in favor, motion passed.

- Director Ish discussed introducing a motion at the annual meeting to have the term limits of the board of directors changed from its present annual meeting to annual meeting to January 1 to December 31 of the same year. In order to do this, the annual meeting would have to have a quorum and 66% of those present or by proxy need to vote in the positive.

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

The next scheduled HOA meeting will be a closed meeting on January 16, 2020, at 10:00 AM.

Respectfully submitted, Curtis Ish, Secretary HOA