

**Summarized Minutes of The Springs at High Rock, HOA, Inc. Meeting, January 16, 2020
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Workshop meeting; public not invited.

Directors in attendance: Tony Freeman, Al Hoppensteadt, Linda Shoaf, and Karl Svatek. Curtis Ish was in telephone communication the entire meeting.

President Freeman called the meeting to order at 10:05 AM.

Secretary Curtis Ish asked that the minutes of the December 12, 2019, meeting be approved.

Motion by Hoppensteadt, seconded by Svatek, to approve the December 12, 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 that construction on a new home on Healing Springs Drive has started. All other construction sites are proceeding without incident.

IRC: Board liaison Karl Svatek reported that Rex Everhart has been notified that his bid for roadway stripe painting has been accepted. The bid was for \$2,370.00. Svatek further reported that the pool swipe card computer has been grounded and surge protectors are in place. Then Svatek reported that the pool computer may not be able to be repaired in the future due to its age. The IRC is looking into a replacement now to avoid a breakdown during the pool season. Director AL Hoppensteadt will contact the original company that installed the computer for a status report. Svatek reported that the clubhouse pillar repairs have begun. A lot of the rotting was caused by rainwater runoff from faulty gutters, and they have been repaired. The front clubhouse door hinges are being repaired.

RFC: Board liaison Linda Shoaf reported that the RFC still cannot get any vendors to estimate costs on the needed hot tub repairs.

Security: No report

Social: Board liaison Linda Shoaf reported that the pre-meeting social for the annual meeting is all set

Firewise: No report. Board liaison Curtis Ish will give a full report at the annual meeting.

SBG: Board liaison Curtis Ish reported that several members have favorably commented on the blooming Lenten Roses at the Tranquility Lakes area.

Communications: No report. A full report will be given at the annual meeting.

Nominating: Chairman Curtis Ish reported that there are six members that have filed candidate profiles. Ish explained that volunteers will be needed to help Cedar Management Group (CMG) check members in, validate proxies, and hand out and collect ballots.

Finance: Treasurer Al Hoppensteadt reported that the 2019 budget predictions were basically 100% correct. Landscaping was a little over budget but that was due to grass seeding and shoulder repairs. The committee is a little concerned that the number of delinquent payments is starting to increase.

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: Jim Johnson and Jim Kelley are still waiting for parts they ordered to complete a prototype of what they think will work in The Springs
 2. Road shoulder repair: Ongoing
 3. Tennis court slope repair: Awaiting dry weather
 4. Preliminary bids for clubhouse office air conditioner: The board gave Director Ish permission to get bids from four local vendors.
 5. Clubhouse defibrillator: The defibrillator has been delivered and paid for. The board will ask Dr. Fred Spin to demonstrate it at the annual meeting and to comment on the best place to wall mount it when it is in the clubhouse. During the pool season it will be in the pool area.
- The board discussed the next step for our long-range plan for future amenities. It was decided to wait until the 2020 board is in place and to schedule a special meeting with the community. In the meantime, we will try to get the tennis court slope repaired this year and follow the tennis court engineer's advice to wait one year while the slope settles to decide on how best to repair and use the courts. Director Svatek suggested that we begin with modest improvements to the Cascade Creek area.
 - The board approved the Security Committee's suggested member call list when the clubhouse alarm is set off. The alarm company will go through the following order until someone is reached: First, the clubhouse; 2nd, Alex Roland; 3rd, Gary Moore; 4th, Mike James; and 5th, Bill Conrad. There were discussions on why there was not a board member on the list and why our maintenance man, Bill Conrad, was not the first one called. Karl Svatek will notify the committee.

Motion by Svatek seconded by Shoaf, to accept the clubhouse alarm notification list as submitted by the Security Committee. Svatek, Shoaf, and Ish voted yes, Hoppensteadt abstained, and Freeman, no. Motion passed.

- The board discussed what legal authority the sheriff's deputies have when contracted by the HOA to check for trespassers at our front gate. It was decided to ask resident Mike James (Chief of Police, Spencer, NC) before we get a legal opinion (if at all). President Freeman will contact Mike James.

President Freeman called for new business

- Director Ish reported that RFC Chairwoman, Liz Roland, was receptive to two suggestions to improve clubhouse storage for the Social and RFC Committees. The two suggestions that the board will investigate further were rearranging and adding more shelving in the Social Committee's closet and constructing 16' by 16' flooring for a 10' x 13' metal storage shed in the clubhouse basement.
- The board accepted the Security Committee's mission statement for the HOA's website. Board liaison Karl Svatek will notify the committee.

President Freeman asked for a motion to adjourn, motion by Shoaf, seconded by Freeman. All in favor; meeting adjourned at 11:10 PM.

The next scheduled HOA meeting will be the 2020 Annual Meeting, Saturday, January 25, 2020, 7:00 PM.

Respectfully submitted, Curtis Ish, Secretary HOA