

Summarized Minutes of The Springs at High Rock HOA, Inc. Annual Meeting
January 25, 2020
Southmont Fire Station, Southmont, NC

Directors present: Freeman, Hoppensteadt, Ish, Shoaf, and Svatek

Members present: approximately 55 (There was no sign-in sheet, only a lot owner representative list that did not include all attendees.)

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

President Freeman asked each committee chairperson to give a brief summary of the committee's actions for 2019.

ARC: Chairman Dan Field reported that two homes were completed and five are currently under construction. Field also reported that the ARC guidelines have been updated and approved by the board. The committee has lost two members and needs more people to assist in their very important and mandated service to the community.

IRC: Chairman Steve Barnhart thanked his committee members for their dedication and hard work on achieving many accomplishments this past year. Barnhart then listed those accomplishments: added a handicap parking addition to the clubhouse parking area, repaired the dam at the Tranquility Lake pond, oversaw the drainage ditch installation on Highway 8 (DOT's project and responsibility, but forced upon them by the IRC), installed more safety reflectors on nine additional roads in The Springs, replaced the broken clubhouse window, took over management of the boat yard storage area, and added pole reflectors to the emergency exit road. The committee is looking forward to another productive year in 2020 in addition to looking for more volunteers to help accomplish their goals.

RFC: Chairwoman Liz Roland reported that the committee wanted to let the community know that there are several community docks available for reservation (no charge) during the boating season. Roland next reported that the rotting clubhouse pillars are being fixed by Steven Grubb, Jim Kelley, and Jim Johnson at a much-reduced expense than originally appraised. The first pillar repair is done and looks great. She also reported that membership use of the clubhouse is increasing in numbers for private events.

Security Committee: Chairman Jerry Bushey introduced the members of his committee and thanked them for working so hard in a very busy year. He then listed the committee's accomplishments. The committee drafted a Security Strategic Plan with future goals. This report is on the Downloads page of our website under "Security." The committee also created two additional documents: an operational manual for present and future members and an incident list of infractions to better analyze where the community needs better security. The committee distributed new remotes with traceable codes for the front gate. Ninety+ codes were changed or retired because non-authorized individuals were using them. Also, the committee distributed new windshield decals.

Chairman Bushey went on to announce that the community is bringing back the Neighborhood Watch program. Resident Janet Curtis will be in charge of setting up the program. Bushey finished by saying the committee is trying to find the right balance between too much and too little security. He is hoping that with an active Neighborhood Watch program there will be less need for action by the Security Committee.

Social Committee: Retiring Chairwoman Liz Roland introduced the new co-chairs, Ali Bachand and Prudy Mitchell. Roland asked for both new members and new ideas for the upcoming year.

Communications Committee: Committee member Judy Heffner gave a list of the year's accomplishments. Heffner began her report stating that every time a committee changes its procedures or rules the Communications Committee is involved in bringing the webpage and all links to the site up-to-date. Current ongoing responsibilities in addition to that are posting summaries of HOA board meetings, maintaining the Events Calendar, posting current events and activities on the website, keeping committee members and policies updated, managing the forwarding of emails sent to the HOA board and its committees, updating official documents on the website, managing blog postings, and posting photos of activities held in The Springs.

Heffner continued to report that, new this year, the committee is reaching out to new residents to advise them of the wealth of information on our website and to offer to explain how to navigate the website to them. The committee publishes the HOA Board of Directors' newsletter most Thursdays and emails it to 143 home owners, 6 homes under construction, and 223 lot owners. On an ongoing basis, the committee monitors the distribution list for the newsletter in order to correct outdated email addresses, contacts subscribers who have delivery problems, and welcomes new subscribers.

Heffner further reported that the webpage now has a banner photo of our front entrance taken by Dick Getz that uploads as soon as the webpage is opened. The committee hopes to be able to change the picture with the seasons. Heffner finished by inviting anyone with good computer and writing skills to join the committee. Director Svatek stated that he wished more people would visit and use The Springs blog, "Off the Cuff." He called it The Springs bulletin board with many interesting items about local needs and events.

Firewise Committee: Director and Chairman Curtis Ish gave a summary of the year's accomplishments. First, he introduced three new members, Jerry Bushey, Cathy Moore, and Fred Spin. Ish then reported that the new committee met with the fire chief of the Healing Springs Volunteer Fire Department to go over Firewise home mitigation principles and the Fire Response and Evacuation Plan. The committee also met with the ARC to coordinate dispensing Firewise information to new owners and their builders. Last summer the committee invited the HSVFD to stage a fire drill in the community involving eight other county fire departments to help put out a supposed clubhouse fire. In 2019 the committee applied for a shared grant headed by our District 10 Fire Ranger for wood debris removal. Nineteen homes are participating, and the wood will be removed mid-February. The committee is planning to update our Calling Post telephone list this spring.

Springs Beautification Committee: Committeeman Curtis Ish read a report prepared by Chairwoman Patsy Johnson for the meeting. Johnson's report listed the 2019 accomplishments: seasonal plants were planted by the committee (pansies in the winter and begonias in the spring/summer at the front entrance and gate). Plants were fertilized monthly plus weed and deer repellents were applied. Two hundred and fifty more daffodil bulbs were planted at the Tranquility Lakes ponds. Johnson encouraged members to visit the plantings next month. Seasonal decorations were also hung at the front gate during the Memorial Day, 4th of July, Harvest Season, Christmas, and Hanukkah holidays. Johnson finished by reporting the main focus for 2020 will be the clubhouse grounds.

Finance Committee: Treasurer Al Hoppensteadt invited anyone with a financial background to help the Finance Committee do its job for the community. Hoppensteadt then gave each member attending the meeting two printed handouts: "Springs High Rock HOA Financial Summary 2019" and "Springs at High Rock HOA 2019 Reserve Accounts" report. Hoppensteadt explained the different categories and answered questions. (Printed copies of the reports are a part of these minutes.) A resident asked the actual amount of the monies collected from assessments. Hoppensteadt was able to give an approximate amount from the November 2019 report. The actual final collection amount will not be known until the first week of the following year, but he will try to include that number in next

year's report. Hoppensteadt then reported he was concerned that we are starting to see an increase in delinquent payments, mostly from owners that own hard-to-develop interior lots. The committee is looking into ways to reverse this trend.

Nominating Committee: Director and Chairman Curtis Ish reported that this committee and the ARC are the two committees that are mandated by our covenants. The committee must consist of at least three members including a board member. The members are Ish, Linda Shoaf, and Larry Watson. Ish then thanked the six members who offered to serve on the five-person board. Ish asked if there was anyone present at the meeting who either wanted to nominate another member or nominate themselves. There were no candidates offered. At this point, Ms. Julie Shadrick, our representative from Cedar management Group, was introduced. Ms. Shadrick was present to do a final count of proxies and attendees and to certify the Board of Directors' election. The 2020 Annual Meeting did not have a quorum number for the meeting, so no other business could be conducted.

Ish then asked all candidates to stand and introduce themselves to the membership. The six candidates were Jerry Bushey, Al Hoppensteadt, Curtis Ish, Cathy Moore, Fred Spin, and Karl Svatek.

Ms. Shadrick then collected and tallied the ballots. While this was being done, the floor was opened for questions and comments. Dr. Fred Spin, MD gave a presentation of the new AED (defibrillator) that will be poolside during the summer and in the clubhouse during the non-pool season. It was stressed to call 911 first. Dan Field stated that the company makes brackets for mounting the AED. Resident Ken Vander Schaaf was recognized for his work in maintaining The Springs Directory. New neighbors in our community that were in attendance were asked to introduce themselves. At this point Firewise Chairman Curtis Ish advised the audience that the committee would be calling home residences for up-to-date phone numbers for the Calling Post emergency calling service this April.

Lastly, the 2020 Board of Directors were announced: Jerry Bushey, Al Hoppensteadt, Curtis Ish, Cathy Moore, and Karl Svatek.

Secretary Ish adjourned the meeting at 9:21 PM.