

**Summarized Minutes of The Springs at High Rock, HOA, Inc. Meeting, February 20, 2020  
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

**Workshop meeting; public not invited.**

Directors in attendance; Jerry Bushey, Al Hoppensteadt, Cathy Moore, and Karl Svatek. Curtis Ish was in telephone communication the entire meeting.

**President Svatek called the meeting to order at 10:02 AM.**

**Secretary Curtis Ish asked that the minutes of the January 16, 2020, and January 25, 2020, HOA Annual Meeting be approved.**

**Motion by Ish, seconded by Hoppensteadt** to approve the January 16, 2020, minutes as submitted. Hoppensteadt, Ish and Svatek approved; Bushey and Moore abstained (they were not directors). Motion passed.

**Motion by Bushey, seconded by Moore**, to approve the January 25, 2020, Annual Meeting minutes as corrected and submitted. All in favor; motion passed.

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

ARC: Board liaison Cathy Moore reported that the committee is writing regulations for all types of open fires in the community. This would include interior home wood burning fireplaces, wood stoves, fire pits, and construction burn barrels. Interior fireplaces would require chimney spark arrestors and caps; all other fire sources would require spark arrestors. The committee also wanted a better definition of how long a period should be when they grant a "temporarily" easement of ARC regulations. The committee recommends six months maximum. Secretary Ish suggested the committee submit its request in writing and have examples of the required regulations they would give temporary relief to in order to help the board better understand the problem. Moore finished up with a report of completed constructions and reported that one home will be beginning construction next week (907 Healing Springs Dr.). One home owner was denied permission to build an unattached garage because it did not meet minimum building requirements.

IRC: Board liaison Karl Svatek reported that Rex Everhart Paving has submitted a bid for sealing the cracks on the Tranquility Lakes walking paths. There was some discussion about the project's interfering with or being compromised by the expected Tranquility Lakes spillway repair. Director Ish reported that the section of the pathway that would be involved would be minimal compared to the total amount to be sealed.

**Motion by Hoppensteadt, seconded by Bushey**, to accept Rex Everhart Paving's bid to seal asphalt cracks on the walking paths around the Tranquility Lakes ponds. The quote is for \$2,745.00. All in favor, motion passed.

President Svatek reported that he and our landscaper, Shaun Smith, walked the Tranquility Lakes paths and found several spots that needed shoulder shoring with crushed shale. Svatek also reported that the truck load of shale to be used will be dumped on Tranquility Lake Drive. Svatek warned the board that there will be a muddy mess similar to the Mesa Drive repair. There was some discussion but no solution. Eventually the mud will be washed away, and it is hoped that the community will show some patience.

Svatek reported that the second clubhouse pillar repair is on hold for medical reasons by one of the repairmen. Pole parts needed for a street light prototype have not yet arrived.

RFC: No report

Security: Board liaison Jerry Bushey reported that the committee hopes to have an open meeting to introduce the Neighborhood Watch program for the community. The subcommittee's chairs are Janet Curtis and Jana Beal. Bushey also reported that a sheriff's deputy will be present to advise us and answer questions at this meeting. Bushey suggested that the deputy be asked to include a report on criminal activity in the surrounding community. The subcommittee feels that it would be more practical to divide the community into

districts and have a captain for each district. Bushey added that the Security Committee would like to expand the Neighborhood Watch program to include other topics and concerns of the members, perhaps in partnership with the Social Committee.

The Security Committee has found instances of the clubhouse's not being properly locked up after use. The committee will make a list of the closure procedures for committee chairs and others that routinely use the clubhouse. Lastly, Bushey reported that the clubhouse camera's system is not working. Some of the cameras need to be repaired or replaced. The committee will investigate further and report back.

Social: Board liaison Cathy Moore reported that the committee sent a survey out for suggestions, but only got seven responses. The 2020 social events planned are a St. Patrick's Day party, Cinco de Mayo party, Halloween party, and the December Holiday party. The parties have all been scheduled on the webpage's Events Calendar. Other committee plans are a complete inventory of the accumulated decorations, a "Welcome to the Springs" packet, and a scheduled game night at the clubhouse. Director Bushey commented that the first communication a new member has with the community is a payment schedule that Cedar Management Group mails to the member. Bushey wondered if there could be a friendlier paragraph embedded in that letter.

Firewise: Board liaison Curtis Ish reported that the wood debris for the Firewise cleanup is delayed because the soil is too soft for the machinery that will be used to gather up the debris.

SBG: No report

Communications: Board liaison Curtis Ish reported that former director Linda Shoaf has joined the committee as a volunteer proofreader. Ish reported that two special notices were sent, the website was updated to reflect new directors and committee members, and email forwarding was set up for some new committee members. There are currently 378 subscribers to our newsletter: 148 residents and homeowners, 5 construction, and 222 lot owners. There are 147 blog members.

Nominating: Board liaison Curtis Ish again thanked the six members that participated in the annual elections for board of directors. The committee will become more active in late summer for next year's elections.

Finance: Treasurer Al Hoppensteadt reported that Cedar Management Group has changed their financial recording procedures, but otherwise everything else is normal. Hoppensteadt will have the January budget summary for us when CMG gives him the figures.

President Svatek reported that he is personally visiting each committee to better understand what and how they accomplish their goals

#### **President Svatek called for old business:**

- **Action List** (items not already discussed in the committee reports or no report this month)
  1. Road shoulder repair: On going, holdup due to above average wet weather.
  2. Tennis court slope repair: Awaiting dry weather.
  3. Hot tub repair: RFC/Conrad still trying to find someone to fix the leaking pipes.
  4. Air Maxx, Denton, NC, was selected to install the clubhouse office air conditioner. The vendor has been notified.
  5. Clubhouse defibrillator: The defibrillator has been delivered and paid for. The board will get a box to mount it on the wall of the pool bathroom lobby. The AED can be brought up to the clubhouse during events.
  6. Pool swipe card computer. Director Hoppensteadt talked to the company that sold us the software and computer system. Right now the present computer is working and properly grounded. Hoppensteadt reported that the company will not be able to fix the current unit and newer ones will require Internet service. Hoppensteadt will test his Hot Spot receiver to see if it can get an Internet signal. An alternate option is to buy a used computer as a backup, which is similar to our present computer, from the vendor for \$300.00.

**Motion by Hoppensteadt, seconded by Ish,** to purchase a used swipe card computer that does not need Internet service to function from ???? for \$300.00 as a backup for our present pool swipe card computer. All in favor, motion passed.

7. Repainting roadway lines in The Springs: The boat launch area was inadvertently not included in the original estimate so that that portion was not repainted but all others have been done.
8. The board decided to use a collection agency for 20 members with pass due assessments.

**Motion by Bushey, seconded by Ish,** to use a collection agency to try and recover past due assessments from twenty members. The expected expense is \$50 per member. All in favor, motion passed.

- President Svatek reported that the IRC is putting together options and expenses for repairing Boulder Ridge Drive. The committee will look at several options and their expected expenses including shoring up the shoulders.
- The board discussed the next step for our long-range plan for future amenities. It was decided that the 2020 board repeat the 2019's field trip to the Cascade Creek area and make suggestions.
- The board discussed the amounts in our reserve accounts and, if needed, the procedure necessary to get a loan for a single big expense. The secretary thought we had the right, but he will review the covenants.
- The board discussed what legal authority the sheriff's deputies have when contracted by the HOA to check for trespassers at our front gate. Director Bushey reported that Cube Hydro authorizes the Davidson County Sheriff's Department to act on Cube Hydro's land, shorelines, and lake and believes the same can be accomplished on our common property. Bushey will investigate.

**President Svatek called for new business:**

- Secretary Ish was directed to notify ARC about our current plans and options for repairing the tennis court slopes.
- The board discussed who should be in charge of opening the emergency drawdown pipes at the Tranquility Lakes pond. The IRC does not want the responsibility and suggested our maintenance man, Bill Conrad, be in charge. He will be instructed to notify the board whenever he opens the valves. The board then discussed the repairs needed to the pond's spillway that was damaged in the last heavy rain. It was decided to fill in the eroded spots with shale and have Mr. Andy Miller, head of the Davidson County Soil and Water Management District, come and advise. The board will also ask the county if it has any construction plans that can be considered for the spillway's replacement. In addition, the secretary was directed to ask the HSVFD's advice on how much the pond can be lowered and still be used as a firefighting water source.
- President Svatek announced that he has formed two advisory panels to keep him informed on happenings and disappointments in the community. One panel is made up of longtime residents and the other of new residents. They will meet quarterly.
- President Svatek reported that several people were pleased with the use of a white board at the open meetings, and the board has an opportunity to purchase a "gently used" one from the Deans.

**Motion by Svatek, seconded by Moore,** to purchase a white board and supplies from HOA member John Dean for \$20.00. All in favor, motion passed.

- The board discussed President Svatek's disappointment with the Davidson County Commissioners discourtesy in not replying to his request for help getting the state DOT to install warning signs or a caution light at the front entrance. Director Cathy Moore informed the board of a website, "Denton Concerned Citizens," that gives information about the commissioners' activities. No action was taken.
- Director Cathy Moore reported that ARC would like the gate to open by default if the front gate loses electrical power.
- The following out-of-meeting motion was read into the minutes by the secretary. It was approved by all directors February 14, 2020.

**Motion by Ish, Seconded by Svatek**, to accept Darren Snider's (Air Maxx, Denton, NC) bid of \$2,979 for the installation of a wall unit air conditioner in the clubhouse office. Mr. Snider's written quote will be a part of the February 20, 2020, minutes.

**President Svatek asked for a motion to adjourn**, motion by Bushey, seconded by Moore. All in favor; meeting adjourned at 12:46 PM.

The next scheduled HOA meeting will be the March 26, 2020, 10:00 PM.

Respectfully submitted, Curtis Ish, Secretary HOA

### Estimate

#### Air Maxx Heating and Air Conditioning

(336) 302-6371  
 Airmaxxnc@gmail.com  
 NC License #28919  
 832 Piedmont School Rd  
 Denton, NC27239

Date	Estimate #
1/29/2020	E856

Name / Address
The Springs at High Rock

Job Description

Description	Qty	Total
Price is for installation of Gree 9000 btu mini split system. Price includes outside heat pump, air handler, freon and drain line piping, electrical and permits.		2,979.00
Gree provides a 5 year all parts warranty with a 7 year compressor warranty, and Air Maxx provides a 1 year labor warranty if a problem should arise.		0.00

*This estimate includes: Taxes, Shipping Charges, Start-up, Clean-up & Disposal of old equipment. One year parts & labor warranty, all other factory warranties as specified.*

<b>Total</b>	<b>\$2,979.00</b>
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Note - This estimate may be withdrawn by us if not accepted within 45 days of estimate date.

<b>Acceptance of Estimate</b>	
The above prices, job description and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.	
Signature/Date	_____
Signature/Date	_____

Darren M. Snider

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become extra charge over and above the estimate. All agreements contingent upon accidents or delays beyond our control.