

**Summarized Minutes of The Springs at High Rock, HOA, Inc. Meeting, April 30, 2020
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Workshop meeting; public not invited.

Directors in attendance: Jerry Bushey, Al Hoppensteadt, Curtis Ish, Cathy Moore, and Karl Svatek.

President Svatek called the meeting to order at 10:30 AM.

Secretary Curtis Ish asked that the minutes of the February 20, 2020, be approved.

Motion by Bushey, seconded by Moore to approve the February 20, 2020, minutes as submitted. All in favor, motion passed.

President Svatek asked for board liaison committee reports.

ARC: Board liaison Cathy Moore reported that the ARC has approved a non-attached garage that matches the design of the home. The board directed the secretary to write a letter to a lot owner that has erected a deer stand and ask him to remove it.

IRC: Board liaison Karl Svatek reported that two pot holes and the Tranquility Lakes walking trail cracks have been repaired. Committee chairman Steve Barnhart has set up four, two-man teams to replace any reflectors removed during winter snow plowing. The board discussed best locations for the community to see the proposed street light prototypes when completed. No decision was made at this time.

RFC: Board liaison Al Hoppensteadt reported that a combination lockbox has been installed by the clubhouse outside bulletin board. It will be used to allow members to pick up their assigned swipe cards. The committee also has purchased stamps that mandate hand stamping by the USPS so as not to damage the swipe card's magnetic coding. Hoppensteadt warned the board that maintaining a pool to the standards the county health board insists on during the COVID-19 crisis could be costly and complicated. A general discussion followed. The board took no action at this time but will monitor what other local pools do for guidance. Hoppensteadt reported that the hot tub can be fixed when the company that makes the replacement jet covers can reopen for business. It was noted that under the 6-foot separation guidelines for COVID-19 suppression, the hot tub probably won't be open this season.

Security: Board liaison Jerry Bushey asked that a Security Committee person be assigned to the clubhouse telephone account. The Security Committee feels that if there are questions or problems involving security, that person will have the authority to talk to a telephone representative. Treasurer Al Hoppensteadt agreed, and a list of authorized HOA representatives will be upgraded to three persons. Bushey then suggested that the sheriff's department be called when the clubhouse alarm is set off, especially at night. They will suggest to the people on the call list to wait for the sheriff and help with entry and lockup. The board agreed to his suggestion. The Security Committee has suggested that a sign, "Defibrillator Inside," be installed on the outside wall by the pool bathroom lobby door. The board agreed. Bushey then reported that the generic code for members living more than 100 miles from The Springs has been temporarily discontinued.

Social: Board liaison Cathy Moore reported that because of the COVID-19 stay-at-home requirements, the Cinco de Mayo party was cancelled. The 4th of July party is on hold. It was suggested that if it is held, it should be held outdoors.

Firewise: Board liaison Curtis Ish reported that Firewise Communities/USA® is hosting several webinars next week. With board approval, he will write a Special Notice for homeowners this weekend.

SBG: Board liaison Curtis Ish reported that there is no activity planned. The stepping stones that are to be placed from the picnic table to the first Tranquility Lake pond have been delivered. Landscaper Shaun Smith will set them in place.

Communications: Board liaison Curtis Ish reported that the committee will submit a report by email along with a suggested letter to new members for board approval.

Nominating: No report.

Finance: Treasurer Al Hoppensteadt reported that he is putting some of our accounts on automatic monthly debits. At the last meeting, he expressed a fear that the delinquent accounts were increasing, but Hoppensteadt reported that it was a temporary lack of crediting due to the changing of Cedar Management's recording system. The delinquent account is back to the normal 70 members. Hoppensteadt then reported that he will be submitting a letter for board approval to the delinquents advising them that they are suspended from participating in any elections or using any amenities. If they wish to challenge the suspension, they can meet with the board at a time to be determined by the board.

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: Ongoing, S. Smith will have time to continue the project next week. Ish will ask him for a completion date.
 2. Director Bushey reported that, with written authorization from the board, the sheriff's department can enforce any laws that also apply outside the community.
- President Svatek reported on a meeting he had with his "Newbie" committee (complaints, comments, or suggestions from very new residents). The committee consists of Fred Spin, Brian Castronova, Sian DeAngelis, Dave Mitchell, and Silvia Smith. Svatek then listed topics that the group discussed: clubhouse use for lectures and exercise classes, deer over-population, creating a list of deer resistant plants, and front gate security. President Svatek was pleased with the committee's comments and hopes to meet with them again in the future.
- The board had a brief discussion on how the expected worsening economy would affect our assessment collections and what we could do if collections were less than current expenses.

President Svatek called for new business:

- The board discussed whether to allow political signs. The Covenants, Conditions and Restrictions prohibit any sign without board approval. The 2020 board will wait to see if a ruling is necessary.
- The board allowed Dick Getz's pencil sketch of the clubhouse to be used by the Social Committee (if they want to).
- The board discussed what protocol to use if there is a missing child or elderly person with dementia. It was decided that the first response was to call 911 and then decide whether to use Neighborhood Watch, Special Notices, or Post Calling to help with the search.
- The board discussed whether to have a banner at the front entrance thanking first responders, hospital worker, etc. President Svatek will propose some lettering for the board to approve (or not).
- The following out-of-meeting motion was read into the minutes by the secretary. It was approved by all directors March 14, 2020.

Motion by Svatek, seconded by Ish, to accept Everhart Asphalt Repair, Lexington, NC, quote to repair two pot holes in the community for \$650.00. The sites of the repairs are near 1015 Healing Springs Drive and 399 Healing Springs Drive.

President Svatek asked for a motion to adjourn, motion by Bushey, seconded by Ish, All in favor; meeting adjourned at 1:35 PM.

The next scheduled HOA meeting will be the Thursday, May 21, 2020, 10:00 AM.

Respectfully submitted,
Curtis Ish, Secretary HOA