

**Summarized Minutes of The Springs at High Rock HOA, Inc. Meeting, May 21, 2020  
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

**Workshop meeting: RFC chairwoman, Liz Roland, invited for RFC clubhouse pool COVID-19 requirements discussion.**

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

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

**Secretary Curtis Ish asked that the minutes of the April 30, 2020, be approved.**

**Motion by Bushey, seconded by Hoppensteadt,** to approve the April 30, 2020 minutes as submitted. All in favor, motion passed.

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

ARC: No report

IRC: Board liaison Karl Svatek reported that Pete Carpenter, owner of High Rock Marina, has been selected to make repairs on Docks #1, #2 and #3. Director Hoppensteadt commented that the docks have not had any repairs since the HOA was formed. It is estimated that the repairs will cost between \$1,500 and \$2000. Hoppensteadt reported that the money will come from both the HOA reserves and the private owners' reserves at Dock #1. Final figures and quotes will be submitted as an out-of-meeting motion. Svatek reported that the IRC teams that will replace the missing road reflectors are ready to start. Director Ish reported that landscaper Shaun Smith has filled in the major shoulder repairs, but they will probably have to be over seeded this fall. The minor repairs will be completed in the fall when grass growing is better. Resident Jim Johnson hopes to have the LED street light prototypes done by early June.

RFC: Board liaison Al Hoppensteadt reported that a new tennis court net has been bought and installed. The clubhouse pillar repairs have been finished. The cost was less than \$500.

Security: Board liaison Jerry Bushey led a general discussion on who should be responsible for keeping the Owners' Association Disclosure and Condominium Resale Statement up-to-date, the HOA or Cedar Management Group. It was finally decided to update the information and include information that there may be additional building code requirements for lots in phase 12-TL and 14-BR. (Tranquility Lakes and Boulder Ridge). The updated information will be submitted to the Davidson County Association of REALTORS®, Inc.

Social: Board liaison Cathy Moore reported that because of COVID-19, the 4<sup>th</sup> of July party is still on hold. As the time gets closer, they will ask for RSVPs. The committee is going to create a Welcome Packet for new homeowners and distribute it themselves.

Firewise: Board liaison Curtis Ish reported that the committee will meet next week to go over current protocols for possible improvement.

SBG: Board liaison Curtis Ish reported that there is no activity planned. The nursery that the committee gets begonias from was just allowed to open.

Communications: Board liaison Curtis Ish read a written report from the committee. Two special notices, four emails sent to new property owners and one resident replied. Newsletter subscribers totaled 379, blog members 150. The blog page was especially busy this month.

Nominating: No report.

Finance: Treasurer Al Hoppensteadt reported that March's budgeted expenses are as predicted. Hoppensteadt reported that the number of delinquent members has dropped to 58. He will try to determine whether this is due to our using a collection agency, an increase in real estate activity, or both. The Finance Committee still wants to suspend members who are behind by \$500-\$1000. President Svatek asked if once

suspended, will that lower the number needed for a quorum at the annual meeting. Cedar Management is investigating the answer. Hoppensteadt then listed the HOA members authorized to speak for the community to Windstream and Energy United. Windstream: Al Hoppensteadt, Jerry Bushey, and Bill Conrad. Energy United: Al Hoppensteadt, Jim Kelley, and David Stevens.

**President Svatek called for old business:**

- Action List (items not already discussed in the committee reports or no report this month):
  1. Temporary prototype street lamp placement: The board suggested that one light be temporarily placed by the pedestals at the front gatehouse and one placed at the clubhouse.
  2. “Defibrillator Inside” sign for pool area: Bill Conrad will order a sign.
  3. Director Bushey was in contact with Sian DeAngelis about Spectrum’s cable network in the community. Mrs. DeAngelis will investigate whether the network can be useful to the community or not.
  4. Director Ish will see if the agent from the Davidson County Soil and Water Management is allowed to inspect and advise us during Phase 2 of the COVID-19 shutdown with the first pond spillway repair.
- Community representation at the Davidson County Commissioners’ meetings: the board discussed whether it would be beneficial to have a representative at the county meeting. A primary goal would be to get the commissioners to use their influence in helping us with better control of traffic at our front entrance. No decision was made, but the board may re-visit the idea if other problems come up that the commissioners have more control of.

**President Svatek called for new business:**

- President Svatek gave a report on his meeting with a group of longtime residents (Elders). The topics of discussion were:
  1. Wanting more frequent mowing
  2. Removal of pine trees especially along Sierra Trace Road. The board noted that the trees were on private property.

*RFC chairwoman Liz Roland joined the board at his point and a discussion of opening the pool with the COVID-19 regulations followed. That report follows the interrupted Elders report.*

3. Wear and tear of the pool furniture: The board may want to consider repainting the furniture
4. The Elders understand the board’s decision to repair the tennis court slope, but suggests in the meantime some effort be made to temporarily “dress up” the tennis court surface.
5. The group was upset over the uneven enforcement of the C, C & R, especially the lack of enforcing the 1-year building completion rule.
6. Some members did not like the look of people fishing at the first Tranquility Lakes pond.
7. The group suggested more Tranquility Lakes clean up days.
8. President Svatek explained to the group the planned removal of the current walk-over bridge and widening of the spillway. The group suggested that the bridge be moved to the other end of the dam over the muddy section of the pathway and natural grass.
9. Eventual completion of the walking paths around the Tranquility Lakes ponds allowed in the deeded easements.
10. The group supported the idea of raising the assessments to be able to implement some of their suggestions

(11:48 AM) RFC chairwoman, Liz Roland, joined the meeting to discuss opening the clubhouse pool within the COVID-19 guidelines. RFC board liaison, Al Hoppensteadt, reported that the NC Department of Health sent their latest requirements for public pools this morning. Also, this morning, our certified pool operator (CO), Bill Conrad, talked to the Davidson County Health Inspector. Mr. Conrad also reported that the public pools at Yachtsman’s Point and New Harborgate will be opening this weekend. He plans to see how they are complying with the required regulations. Hoppensteadt then added that there is no insurance possible to provide for virus liability. There followed a general discussion with various suggestions on how to interpret and comply with the requirements. It was decided to schedule a meeting May 27 with the RFC and Bill

Conrad. By that time the board should better understand the required rules, suggested rules, maximum people allowed, and be able to decide on pool hours, HOA regulations, etc. Mrs. Roland excused herself from the meeting at this point.

The board then had a general discussion on enforcing the Covenants, Conditions and Restrictions. Director Bushey asked if it would be prudent to have a sub-committee dedicated to enforcing the C, C & R. Director Hoppensteadt pointed out that many of the problems arise from the covenants themselves being ambiguous in meaning and purpose.

It was decided that when it was safe to have open community meetings, one of the meetings would have a discussion of the Long-Range Amenities Plan on the agenda for discussion. The board would limit the regular business to allow time for complete discussion of this topic.

President Svatek asked the board to allow him to reconvene the committee formed to advise the board on Broadband, Inc.'s proposal for high-speed Internet service to our community. Broadband has taken no action in over a year since their initial interest. The board approved.

**President Svatek asked for a motion to adjourn, motion by Bushey, seconded by Ish, All in favor; meeting adjourned at 1:15 PM.**

The next scheduled HOA meeting to decide pool regulations and protocols will be the Wednesday, May 27, 2020, 10:00 AM. The next HOA business workshop meeting will be Wednesday, June 17, 2020.

Respectfully submitted,  
Curtis Ish, Secretary HOA