

**Summarized Minutes of The Springs at High Rock HOA, Inc. Meeting, June 17, 2020
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Workshop meeting: Social Committee co-chairs, Ali Bachand and Prudy Mitchell, invited to discuss a draft of a “Welcome to the Springs” notebook.

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

President Svatek called the meeting to order at 10:03 AM.

Social Committee co-chairs, Ali Bachand and Prudy Mitchell, showed the board a first draft of a notebook for new residents to The Springs. Much of the information came from the “Resident Quick Reference Guide” on the community website. Also included was the “Emergency Fire Response and Evacuation Plan.” They explained that the purpose was not to duplicate what has been done, but to present the notebook as a personal welcoming gift and to encourage seeking more information on our website when the new residents obtained Internet service. The co-chairs then asked the board for suggestions and an informative dialogue ensued. The board thanked the committee and encouraged them to continue their project. Ali Bachand and Prudy Mitchell reported that they plan to have the 4th of July party on the clubhouse deck. So far, 22 people have signed up. Bachand and Mitchell excused themselves at the conclusion of their report.

Secretary Curtis Ish asked that the minutes of the May 21, 2020, be approved.

Motion by Bushey, seconded by Svatek to approve the May 21, 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 the road reflector replacement project has begun. Motions for the dock repairs and a new pump at the front entrance were asked for.

Motion by Ish, seconded by Hoppensteadt for \$3,269 to Rowan Well Drilling, Salisbury, NC, to replace a burnt out well pump at the front entrance. All in favor; motion passed.

Motion by Bushey, seconded by Ish for \$1,100 from the Community Dock reserves and \$800 from the Dock #1 private ownership reserve funds to High Rock Marina, Southmont, NC, for repairs and cleaning of Docks #1, #2, and #3. All in favor; motion passed.

RFC: Board liaison Al Hoppensteadt reported that the pool continues to be monitored daily by HOA directors and RFC personnel for COVID-19 compliance.

Security: Board liaison Jerry Bushey reported that the Day Worker Code will be changed at the end of July. Both the old code and new code will be accepted at the front gate during August. Bushey then asked for the board’s opinion on letting the sheriff’s department use a portable speed check monitor for 2 or 3 days. There was no formal decision made, but most opinions agreed that the monitor would help remind drivers to drive with caution on our narrow roads.

Social: No report.

Firewise: No report

SBG: Board liaison Curtis Ish reported that the summer flowers have been planted and, so far, doing well. An article about the flowers will be in the next newsletter.

Communications: Board liaison Curtis Ish read a written report from the committee. There were two special notices, both involving pool updates. The page editor for our special notices has been upgraded to the same

one used to publish the newsletter, which has more functions. Per request of the RFC, the Pool Access Proximity Card Application on our website has been updated. It now directs members to send the completed application to the RFC, not the board. Five new property owners were sent the Communications Committee's welcome letter. Several signed up for the newsletter, the blog, or both. Newsletter subscribers totaled 379, blog members 152. The blog page was especially busy this month. President Svatek asked if it was possible to have a comparison of the number of members from one year ago. The secretary will include a comparison in his monthly report.

Nominating: No report.

Finance: Treasurer Al Hoppensteadt reported that the committee still wants to have a hearing for members who owe between \$500 and \$1000. The committee is checking with Cedar Management Group on wording for the hearing letter.

President Svatek called for old business:

- Action List (items not already discussed in the committee reports or no report this month):
 - a. Street light prototype: It should be set up for community evaluation shortly.
 - b. Tennis court slope meeting: The secretary will call S&ME to confirm a date.
 - c. "Defibrillator Inside" sign: The sign has been ordered and will be installed by Bill Conrad.
 - d. Better Internet service: The task force recruited to investigate has looked into several options. They are:
 1. Expand Spectrum's cable system: A request has already been generated for construction costs. This plan would involve individual contracts with owners.
 2. Utilize NC State's agreement with Spectrum to provide service to under-served rural areas: Supposedly, Spectrum would come in and provide service to the community for a greatly reduced flat fee to be paid for by the HOA, regardless how many owners sign up for the service. The yearly flat fee would come with a 5- or 10-year commitment.
 3. Desia is a private internet relay company (similar in arrangement to Broadband, Inc.). This company would want to use some of our light poles. This is not an option now, but a possible option in the future if we are successful in acquiring ownership of the streetlamp poles from Energy United.
- Tranquility Lake first pond spillway repair: Director Ish reported on the meeting with Andy Miller and Lee Truell. Decisions were made on the best solution available. The walk over bridge will be removed, and the spillway level raised and widened. The outflow path will be straightened beyond the base of the dam.
- The board decided not to change the "Member must be present with all guests when using any amenity" policy even when the guest is an adult immediate family member, but not living at home
- The secretary was directed to write an updated newsletter article on the pool's usage so far this summer.

President Svatek called for new business:

- President Svatek initiated a general discussion on seeing if anyone in the community would be interested in heading up a group to obtain art supplies for needy children after listening to a NPR radio program and its benefits to those children.
- Out-of-meeting motion to be read into the minutes approved by all members June 7, 2020. The agreement allowed the contractor to use a private property for access to the tennis court slope repair without going over the courts and doing damage to the court's base.

Motion by Ish, seconded by Bushey to enter into a Temporary Access Agreement as prepared by the board attorney, Ryan McNeill. All in favor; motion passed.

- Cathy Moore reported that Bill Conrad complained that the bushes around the pool are shedding leaves that are difficult to get out of the pool. The board will consider removing the bushes.

President Svatek asked for a motion to adjourn, motion by Ish, seconded by Bushey, All in favor; meeting adjourned at 1:50 PM.

Respectfully submitted,
Curtis Ish, Secretary HOA