

**Summarized Minutes of The Springs at High Rock HOA, Inc. Meeting, July 23, 2020
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Workshop meeting: no public invited.

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

President Svatek called the meeting to order at 10:04 AM.

Secretary Curtis Ish asked that the minutes of the June 17, 2020, meeting be approved.

Motion by Hoppensteadt, seconded by Bushey to approve the June 17, 2020, minutes as corrected. All in favor; motion passed.

President Svatek asked for board liaison committee reports.

ARC: Board liaison Cathy Moore reported that the committee had a virtual meeting (Zoom) and was able to catch up on the status of several home constructions. Moore gave updates on five home constructions and one completion. Some of the builders are having trouble getting building materials due to the COVID-19 disruption. ARC asked the board if it was going to put in a concrete drainage pipe at the water storage tanks like all residents must do. Ish will ask our excavator when he is here working on the tennis courts. The committee is in the process of listing their objections to short-term rentals as they apply to the ARC regulations.

IRC: Board liaison Karl Svatek reported that the road reflector replacement project is progressing. Quotes from our landscaper are being sought for the removal of several trees at the fourth and fifth dams in Tranquility Lakes. The committee has installed shiny metallic spinners on the pool pergola in an effort to repel the turkey vultures. There was a brief discussion about how to repair Boulder Ridge Road. A more complete report is coming.

RFC: Board liaison Al Hoppensteadt reported that for the most part members are following the COVID-19 pool regulations. There was one instance of trespassing and one incident of glass bottles and smoking in the pool area.

Security: Board liaison Jerry Bushey reported that the July 11 gate check by a sheriff's deputy went well. Finally, the topic of controlling the deer population was brought up. The board was given the frustrating history of previous boards' efforts by Ish and Hoppensteadt.

Social: Board liaison Cathy Moore asked the directors if they have critiqued the sample "Welcome to The Springs" notebook for new residents. The committee had asked the directors to mark up the samples with any corrections and/or suggestions. The directors promised to do so and return them to Moore.

Firewise: No report. Board liaison Curtis Ish reported that he will be meeting tonight with HSVFD Chief Chris Bean and Walt Kruger to discuss better access to the emergency water fill site at the Tranquility Lake pond.

SBG: Board liaison Curtis Ish reported that Truell Grading installed large platform rocks for fishing at water's edge on the north edge of the first Tranquility Lakes pond.

Communications: Board liaison Curtis Ish read a written report from the committee. Three new property owners were contacted, and our newsletter, blog, and webpage were explained to them. The newsletter is being sent to 378 members, and there are 165 blog members registered.

Nominating: No report.

Finance: Treasurer Al Hoppensteadt reported that the committee has prepared a written financial manual explaining the procedures the committee uses in keeping track of our revenues. Hoppensteadt reported that because of all the interest earned on invested reserve money, we owe the IRS and NC RS 2019 taxes. He

has paid what we were billed but believes not all of our expenses were credited by Cedar Management Group's accountant. He plans to meet with Cedar Management Group's accountant.

President Svatek called for old business:

- Action List (items not already discussed in the committee reports or no report this month):
 - a) Tire rut on newly repaired grass shoulder across from the fire tower: It will be filled in with grass carpet and fenced off until the soil compacts, and it is reseeded in the fall.
 - b) Depth of security on information given out by Cedar Management Group: Hoppensteadt reported that Cedar Management Group does not question who is asking about any assessments owed when they are called since the caller is usually an attorney or realtor. CMG will do whatever we want them to do. The board took no further action.
- The board discussed the next step in the potential replacements for our street lights. Jim Johnson is going to assume we can't use EU's poles and is getting all prices for us to consider. When Johnson has all quotes needed, he will make a presentation to the board and, with our approval, contact EU to ask them to remove their poles (or make a counter offer to us). The board also discussed if we convert to the LED lights, we will not have lights in The Springs during the conversion, and the expense of any repairs, especially to underground wiring.
- The board discussed the potential for using our light poles for repeater Internet service once we own them. The Community High-Speed Internet Task Force is investigation all options.
- Secretary Ish reported on his progress getting information and suggestions from the committees affected by short-term rentals. He will write an email to our attorney, Ryan McNeill, asking him what information he wants before meeting with the board to discuss the issue going forward.

President Svatek called for new business:

- President Svatek initiated a general discussion on the possibility of hiring a pool monitor (not a lifeguard) to check on the validity of members using the pool. It was suggested that if we do, the policy start with weekends 12:00 Noon to 8:00 PM.

President Svatek asked for a motion to adjourn, motion by Ish, seconded by Bushey, All in favor; meeting adjourned at 12:24 PM.

The next scheduled workshop meeting is set for Thursday, August 20, 10:00 AM.

Respectfully submitted,
Curtis Ish, Secretary HOA