

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

**Workshop meeting: Mr. Giuliano Postek invited.**

Directors in attendance: Jerry Bushey, Al Hoppensteadt, Curtis Ish, Cathy Moore, and Karl Svatek.  
Mr. Giuliano Postek (son of HOA member Maria Postek)

Mr. Postek asked the board's permission to allow Mrs. Maria Postek to make a clubhouse reservation on October 3 for a wedding that possibly could occur during the current Phase 2 COVID-19 regulations. Mr. Postek claimed religious ceremonies are exempt from the limited number of participants allowed. He stated that the number of participants would be about 50 people. The board gave him a standard reservation agreement with an additional stipulation that he has read and understands the COVID-19 regulations as posted on the clubhouse door. Mr. Postek was also warned that if the regulations for meetings become more stringent, he would have to comply.

**Motion by Bushey, seconded by Ish,** to allow Mrs. Maria Postek to reserve the clubhouse for a religious ceremony on October 3, 2020. All in favor; motion passed.

**President Svatek called the meeting to order at 10:20 AM.**

**Secretary Curtis Ish asked that the minutes of the July 23, 2020, meeting be approved.**

**Motion by Hoppensteadt, seconded by Bushey** to approve the July 23, 2020, minutes as submitted. All in favor; motion passed.

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

ARC: Board liaison Cathy Moore gave updates on seven current home constructions. One has been completed and one is almost completed. The board is asking the ARC to suggest some guidelines including timelines for homes that have been severely damaged and have to be rebuilt once insurance claims have been settled.

IRC: No report

RFC: Board liaison Al Hoppensteadt reported that lightning from the last storm ruined the swipe card reader, but the computer system is intact. A new reader has been ordered for \$150.00. Hoppensteadt reminded the board that the board should be making a decision soon on when to close the pool.

Security: Board liaison Jerry Bushey reported that committee person Brenda Spin has created an active realtor list with current property listings in the community. Spin is trying to compare her list with the For Sale signs in our community. The eventual goal is to remove signs that are no longer valid listings. Bushey recommended to the board that since this is more of an ARC requirement and not a security issue, ARC should be notified. The discussion continued with suggestions of how often to inventory, who should remove the signs, and how to get them returned to the realtor for future use. Bushey stated that he is still interested in some sort of bow and arrow deer control. Al Hoppensteadt will turn over all the information from previous boards' experiences with a deer control program. The board asked about the road speed monitors offered by the sheriff's department. Bushey will follow up on the sheriff's department offer.

Social: Board liaison Cathy Moore reminded the board that Ali Bachand and Prudy Mitchell are eager to begin making copies of the "Welcome to The Springs" notebook for new residents. Two directors had read the notebook and thought that the premise is excellent but would like to see more input and pictures from the Communications Committee. Communications Committee board liaison, Curtis Ish, will contact the committee to ask their help, and President Svatek offered to add his suggestions.

Firewise: Board liaison Curtis Ish reported that committeeman Fred Spin has taken over the mailbox flag system. Spin is contacting all new residents with a personal email explaining the system. After reviewing

Spins' email, the board asked Ish to suggest that Spin also write something for our newsletter. The board discussed allowing HSVFD Chief Chris Bean to submit articles to the community via our newsletter. The board will allow such articles after they have been submitted to the Firewise Committee and approved by the board. Ish was asked to further investigate a forest fire status warning sign for the community.

SBG: No report.

Communications: Board liaison Curtis Ish read from a report on last month's activities. The committee contacted five new property owners to explain our website and what information it offers. August of last year, there were 370 newsletter subscribers; this year 378. The blog had 144 members and this year 165. Ish then reported on the need for the board to buy a Zoom account. The committee investigated and reported that each host would be billed the \$14.99/month. A poll of all board liaisons showed that only the ARC would find the service beneficial. It was suggested that the board direct ARC to set up their own account and send the invoice to our treasurer.

Nominating: No report.

Finance: Treasurer Al Hoppensteadt reported that suspension letters have been sent to members delinquent in their assessments. A hearing for those wishing to question the action has been set for September 17, 2020, 11:30 AM at the HOA clubhouse. The July expenditure report from Cedar Management Group has not been sent yet. Hoppensteadt expects several accounts to be higher because several of the payouts were from the local discretionary fund which is sent to Cedar every six months to correct the projected 2020 budget. Hoppensteadt reported that the committee is considering going back to the Duke Premier Account to get more interest. The Morgan Stanley CDs are offering very low interest. Director Bushey asked about our insurance renewal this October and offered to review our insurance program.

**President Svatek called for old business:**

- Action List (items not already discussed in the committee reports or no report this month):
  - a) Shoulder repair and reseeded: Director Ish will contact Shaun Smith and get a report on the planned fall grass shoulder seeding program.
  - b) Tennis court slope repair: The temporary construction road is in, now awaiting drier weather. Ish will contact the landscaper to coordinate the grass seeding as the slope is being repaired.
  - c) Streetlight replacement: Jim Johnson will have final estimates next week for the board.
  - d) CHIT Force progress report: Director Bushey reported that Kinetics (Windstream's TV/Internet bundling program) can be delivered via streaming or cable. Bushey reported that the community west of Pinnacle Trail has Spectrum (Time-Warner) cable. Who owns the cable or if it is still usable is being investigated by Kinetics. The sub-committee recommends the board work with Kinetics. President Svatek suggested contacting Open Broadband, LLC for a competitive bid if we get one from Kinetics.

**President Svatek called for new business:**

- The board directed the secretary to write a newsletter article reminding members there is no soliciting by hired vendors or the members themselves in our community except on our blog page.

**President Svatek asked for a motion to adjourn, motion by Bushey, seconded by Hoppensteadt** , All in favor; meeting adjourned at 12:37 PM.

The next scheduled workshop meeting is set for Thursday, September 17, 10:00 AM. .

Respectfully submitted, Curtis Ish, Secretary HOA