

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

**Workshop meeting: members of the IRC invited.**

Directors in attendance: Jerry Bushey, Al Hoppensteadt, Curtis Ish, Cathy Moore, and Karl Svatek.  
IRC Chairman Steve Barnhart and Committeeman Jim Johnson arrived at 11:00 AM.

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

**Secretary Curtis Ish asked that the minutes of the August 20, 2020, meeting be approved.**

**Motion by Svatek, seconded by Bushey** to approve the August 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 committee is reviewing the ARC regulations to make sure there is no conflict with the Covenants, Conditions, and Restrictions (C,C&R) and our bylaws. Moore then gave updates on nine current home constructions and building projects. The ARC requested the board's guidance on the controversy between synthetic drain pipes versus concrete as required by current ARC regulations. The board decided that there was no objection from an aesthetic point of view, but suggested that the committee investigate if these pipes have a rating system that certifies them as strong as or stronger than concrete pipes. ARC and the Security Committee reminded a resident that construction vehicles are not allowed into the community before 7:00 AM.

IRC: Board liaison Karl Svatek reported that the road reflector replacement project is completed.

RFC: Board liaison Al Hoppensteadt reported that the pool is closed. The board discussed a bonus for maintenance man Bill Conrad for his efforts maintaining the pool during the COVID-19 regulations.

**Motion by Hoppensteadt, seconded by Ish** to award Mr. Bill Conrad a \$500 appreciation bonus. All in favor; motion passed

Hoppensteadt then reported that the damaged pool swipe card reader has been replaced.

Security: Board liaison Jerry Bushey reported that all the outdated real estate signs (expired listings) have been removed and realtors have been told to pick them up at the gatehouse. The committee has been in contact with all the approved realtors and explained our policies, also reminding them that state law requires all signs must be removed within 24 hours after their listing expires. The board then discussed the current Security regulation that all potential buyers must have a realtor present with them when looking at available lots for sale. The consensus was that this is too stringent a rule and some compromise should be considered. Bushey reported that the sheriff's department will set up the radar speed monitoring scanner in the community for 3 days at no cost to the HOA.

**At 11:00 AM the meeting was paused to allow IRC Chairman Steve Barnhart and Committeeman Jim Johnson to update the streetlight replacement project to the board.**

Jim Johnson gave a very thorough presentation on the costs, procedure for installation, and the order of steps the board should take to obtain improvement in the lighting and overall cost savings for our streetlights by switching to LED lights. He estimated that we could reduce our current \$5,500 monthly bill to Energy United (EU) to \$1,200 to \$1,500 per month. He then detailed the three possible cost-related options that the board would have to choose from. The most favorable would be if EU decided to avoid the expense of removing the poles and gave them to our community. The second option would be to negotiate an equitable price for the poles and to buy them from EU. Third, we could demand the poles be removed and buy our own poles and lights. Mr. Johnson figured that if we had to buy the poles and the lights, even with installation the lamps would pay for themselves in three years. The board gave Jim Johnson and Jim Kelley permission to negotiate terms with EU for the board to approve.

**Motion by Ish, seconded by Hoppensteadt** to allow Mr.'s Jim Johnson and Jim Kelley to negotiate with Energy United terms for the HOA board to approve to remove or sell their streetlights to The Springs community. All in favor; motion passed

Social: Board liaison Cathy Moore reported that the planned Halloween party is on hold because of the COVID-19 regulations concerning inside gatherings.

Firewise: Board liaison Curtis Ish reported that our Firewise Forestry Coordinator, Justin Query, is on medical leave absence. Ish is trying to get an update on any mitigation grants available from our Davidson County Forestry Ranger. Ish then showed the board a picture of the Fire Danger warning sign that he hopes we can install for less than \$200.

SBG: No report.

Communications: Board liaison Curtis Ish read from a report on last month's activities. The report included an explanation of why the website was off-line for a short period of time August 30, a heads-up that our newsletter will have slightly different look due to a template upgrade that will make reading the newsletter more consistent on various platforms, and a report of a spam attempt to get the community to switch our website domain name registry to another company. There are 381 newsletter subscribers and 170 blog members. President Svatek added that several new residents would like to see articles about the different amenities with pictures in the newsletter.

Nominating: The board decided to delay the annual meeting date until late spring due to COVID-19 concerns. Board liaison Curtis Ish explained that under our current bylaws the directors serve from one annual meeting until another is scheduled. The board has the right to schedule a meeting anytime in a year.

Finance: Treasurer Al Hoppensteadt reported that our reserve funds in CDs and bank accounts are making almost no interest. There are some banks offering a little more interest as an inducement to use their banking services, but Hoppensteadt is uncomfortable spreading the money around in several accounts. He feels more comfortable with all the reserve money in one account for better security and auditing.

**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 reseeding: Shaun Smith will start next week on the planned fall grass shoulder seeding program.
  - b) Tennis court slope repair: The temporary construction road is in, now awaiting drier weather.
  - c) CHIT Force progress report: Director Bushey reported the committee is waiting for call backs from Kinetics, Open Broadband, and Spectrum. He will update the board when the committee knows anything. President Svatek added that there is a NC State-regulated "no competition" rule which complicates the decision of a company to enter into an underserved area.
  - d) Fire Danger Rating sign: The print shop (T&K Printing, Denton, NC) is very busy with political signs. The owner will try to get back to us in a week or two.
- The secretary was directed to print up hard copies of the ARC's recommendations for rules guiding the rebuilding of badly damaged homes. The topic will be discussed at the October meeting.

**President Svatek called for new business:**

- The board directed the secretary to write a newsletter article reminding members that all construction in our community by professional vendors must be done within the ARC designated hours.
- The board directed the secretary to write a newsletter article advising that the annual meeting will be postponed until late winter or spring because of COVID-19 regulations. The board will keep the community posted on updates and candidate nomination requirements by special notices sent via the Communications Committee.

- The board asked the secretary to advise our landscaper to cut back the bushes beyond the front entrance for better exiting visibility rather than to spray them with glyphosate.
- Read into the minutes an out-of-meeting motion agreed to by all directors September 1, 2020.

**“Motion by Hoppensteadt, seconded by Ish** to close the HOA clubhouse swimming pool at the end of Sunday 13, 2020.” All in favor; motion passed

**No members delinquent in their assessment payments appeared for the hearing with the board at the time scheduled (as required by NC Statutes 47F).** Those members will not be allowed to use any HOA amenities until their assessments are paid.

**President Svatek asked for a motion to adjourn; motion by Ish, seconded by Moore.** All in favor; meeting adjourned at 12:42 PM.

The next scheduled workshop meeting is set for Thursday, October 22, 10:00 AM.

Respectfully submitted, Curtis Ish, Secretary HOA