

**Summarized Minutes of The Springs at High Rock HOA, Inc. Meeting, October 22, 2020
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Workshop meeting: no members invited.

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

President Svatek called the meeting to order at 10:06 AM.

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

Motion by Bushey, seconded by Svatek to approve the September 17, 2020, minutes as submitted. All in favor; motion passed.

President Svatek asked for board liaison committee reports.

ARC: Board liaison Cathy Moore stated that there was nothing new to report. All constructions are proceeding without problems.

IRC: Board liaison Karl Svatek reported that High Rock Marina has started repairing the docks and will be done soon. The project will be completed within the original May quote (\$1,925.00). The IRC is trying to get estimates for repairing Boulder Ridge Road in an effort to see if our reserves are sufficient. The IRC is awaiting a quote on cutting down the saplings growing on the dam at the 5th Tranquility Lakes pond.

RFC: Board liaison Al Hoppensteadt reported that the pool is winter serviced. Hoppensteadt is meeting with the RFC to discuss raising the cleanup costs charged when the clubhouse is reserved for weddings because of the excessive floor, bathroom, and kitchen cleanup needed after a reception.

Security: Board liaison Jerry Bushey reported that the meeting to repair and possibly upgrade our front gate computer and camera system has been rescheduled. Bushey also reported that the sheriff's department's radar speed scanner will be coming soon. Bushey also reported that the SC has decided to give lot owners who cannot personally show potential buyers their lot a 3-digit code that opens the gate from the owner's phone.

Social: Director Jerry Bushey gave a report for board liaison Cathy Moore. The planned Halloween party will be a tailgate party in the clubhouse parking lot. Participants will bring their own food, chairs etc. The party will be Saturday 31.

Firewise: Board liaison Curtis Ish reported that the new chairman for the FW committee is Fred Spin. Spin will try to recruit more members for the committee. The committee met on 10/21/20 and discussed several ideas including wildfire exposure mitigation for our clubhouse. One proposal was to remove the overgrown shrubbery in front and alongside the building. Ish will get a quote from our landscaper and submit a motion to the board.

SBG: Board liaison Curtis Ish reported that the summer begonias have been removed and replaced by winter pansies. The committee is still without a chairperson.

Communications: Board liaison Curtis Ish read from a report on last month's activities. The committee is offering a new feature for the newsletter, our facilities. They will be highlighting one of our facilities with a picture(s) and text. Each feature will be published from time to time in the newsletter, in particular, when we have a short news week and are looking for fillers. The feature was introduced in our October 8 newsletter. The first facility will be the Tranquility Lakes walking trail. The board thanked the committee for the very well-produced Living in The Springs notebook for new residents that the Social Committee or board can edit as they please. The report stated that there were 380 newsletter subscribers, up from 369 in 2019, and 171 blog members up from 145.

Nominating: No report

Finance: Treasurer Al Hoppensteadt reported that our taxes for 2019 are settled. The Finance Committee will submit a suggested HOA 2021 budget next month. The board discussed the idea of having an independent audit to evaluate whether our reserves are adequate enough.

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: proceeding; grass is growing in nicely.
 - b) Tennis court slope repair: proceeding; Director Ish will try to get a completion update.
 - c) CHIT Force progress report: Director Bushey reported that Open Broadband is interested in installing a receiver on the fire tower and sending a relay signal to a tower at the clubhouse. Kinetics reported that most of our already laid cables are not serviceable. They are pursuing federal grant money for getting good internet into underserved communities in order to make their offer reasonable.
 - d) Fire Danger Level sign: The print shop (T&K Printing, Denton, NC) hopes to have it completed soon.
 - e) Street light replacement costs: Energy United (EU) reported that as the underground wiring for the 176 street lights currently exists, 67 meters will need to be installed. This raises the price for meter installation, but more significantly, greatly raises the monthly price EU will charge us for monthly meter reading. Johnson and Kelley are asking the board for up to \$2000 to see how practical trenching will cost in order to rewire sections of our community to reduce the number of meters needed.

Motion by Bushey, seconded by Hoppensteadt to allow members Johnson and Kelley to contract for digging at least one trench, but possibly two, in order to evaluate the feasibility of rewiring sections of our community's street lights. The price is not to exceed \$2000.00. All in favor; motion passed.

President Svatek called for new business:

- The board discussed a member's suggestion to have a telescope installed on the clubhouse deck. President Svatek and director Hoppensteadt will get prices for an outdoor telescope.

President Svatek asked for a motion to adjourn; motion by Ish, seconded by Bushey. All in favor; meeting adjourned at 12:38 PM.

The next scheduled workshop meeting is set for Thursday, November 19, 10:00 AM.

Respectfully submitted, Curtis Ish, Secretary HOA