

**Summarized Minutes of The Springs at High Rock HOA, Inc. Meeting, January 21, 2021
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 10:12 AM.

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

Motion by Bushey, seconded by Svatek, to approve the December 17, 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 ARC has a new member, Bruce Fleming. She then reported on twelve homes that are under various stages of construction or others undergoing improvements. Problems that the committee is currently dealing with are: white-colored homes that the committee does not feel blend into the natural, wooded landscape, shiny metallic roofs, and building materials being placed dangerously close to the roadway for homes being built close to the road. The ARC wants to make builders place warning cones around those materials. The board suggested that flashing lights would work better on foggy nights. The board also suggested that the ARC be more stringent with builders who do not comply with ARC's recommendations. The ARC is also reviewing a request for a privacy fence.

IRC: Board liaison Karl Svatek reported that the committee replaced 27 pavement reflectors. Most of the missing or damaged reflectors were where the shoulder repairs were done in 2020. The board will ask Shaun Smith to brush back the straw and mud from the road. Other clean-up jobs discussed were the damaged, discarded synthetic culvert pipe at the water storage tanks and two straw bales on Sierra Trace Road that were originally used for temporary erosion control. Svatek then discussed quotes from Truell and Everhart on repairing Boulder Ridge Drive. Truell Grading will remove the asphalt and put in a new layer of compacted ABC gravel for \$30,000. Everhart Paving is preparing a quote for asphalt and paving. The BOD will be glad to discuss the project with Truell and Everhart, but with the streetlamp replacement and spillway repair scheduled for 2021, it is doubtful the board will undertake another project this year.

RFC: Board liaison Al Hoppensteadt reported on the suggested new reservation fees and conditions for using the clubhouse for weddings and/or receptions. The reservation fee for a wedding will automatically include three days and two nights. One day to set up, the wedding/reception day, and the day after to clean up. The fee for this will be \$1,250 plus a \$1,000 security deposit. Part or all of the security deposit will not be refunded if contract rules are not followed. A copy of the policy is a part of these minutes.

Motion by Bushey, seconded by Svatek to accept an updated clubhouse reservation policy for weddings and receptions as submitted by the RFC. The new fees and conditions will be effective immediately. All in favor; motion passed.

Director Bushey asked permission to ask Judy Heffner to notify the Security Committee as far in advance as possible when clubhouse reservations that need a temporary gate code are made. The board agreed with Bushey's request.

Motion by Bushey, seconded by Svatek to accept Aquatic Design's quote for \$9,400 to resurface the hot tub with gunite. Bushey, Hoppensteadt, Moore, and Svatek; yes, Ish, abstain. Motion passed.

Security: Board liaison Jerry Bushey reported that the committee recommends letting construction workers enter the community at 6:30 AM during Daylight Saving Time. Bushey stated it is a common practice for construction workers to try and beat the heat of mid-afternoon.

Motion by Bushey, seconded by Ish, to allow construction entry codes to be set back to 6:30 AM during Daylight Saving Time. The entry code will be reset to 7:00 AM when DST ends in the fall. All in favor; motion passed.

Bushey asked permission to put an article and picture in the newsletter seeking information about a trespasser who went through our community at an extremely high rate of speed. The board gave him permission.

Social: Board liaison Cathy Moore reported that the committee has distributed nine *Living at the Springs* welcome notebooks to new residents. The committee will be meeting January 29 to plan the upcoming year's events.

Firewise: Board liaison Curtis Ish showed a hard copy report from Bob Kassel, NCFS Radio Engineer, listing all agencies using the fire tower. Four departments are no longer using the tower and have removed their antennas and equipment.

SBG: No report

Communications: Board liaison Curtis Ish read from a report on last month's activities. There were no special notices. Website updates included the November summary minutes and the board-approved ARC documents Requirements and Neighborhood Appearance suggestions. The committee asked for clarification of to whom pool proximity card applications should be sent. The board suggested that the website's FAQ and Facility pages and the application itself should refer members to the RFC.

Nominating: No report

Finance: Treasurer Al Hoppensteadt reported the committee has transferred \$82,000 from the Morgan Stanley CDs to our local bank account. The CDs are not offering any interest returns, and the committee expects to need the cash for the streetlight and spillway projects. Hoppensteadt further reported that the committee will send an overdue notice to any delinquent account at the end of the first quarter and turn the account over to a collection agency if there is no response within 15 days thereafter.

President Svatek called for old business:

- Action List (items not already discussed in the committee reports or no report this month):
 - a) Resurvey pitch of the tennis court and compare with 2015 and 2016 measurements: Director Ish will ask Lee Truell to do this if Ira Matney cannot.
 - b) CHIT Force progress report: Director Bushey reported that Open Broadband has not shown any progress in their original plans. Spectrum offered to have one of their personnel in the construction office return a call to discuss service requests. Bushey suggested that if we get several people from our community to individually request service, it might help. He offered to write an article for the newsletter. The board agreed to try this approach. Bushey then reported that his offer to Kinetics and Open Broadband to allow shared use of the trench for the streetlamp wiring resulted in Kinetics estimating that it would cost \$430,000 for them (and us) to install fiber optic cable in the community. Bushey feels that if we offer \$10,000 to \$20,000 towards that sum, Kinetics may be interested and at least, it would show that we are interested in committing to the project.
 - c) Tranquility Lake spillway improvement project: Truell Grading is awaiting warmer weather for the concrete pouring
 - d) Obtain reserve fund analysis auditors: Treasurer Hoppensteadt reported that he will have recommendations later in the spring for us to consider
 - e) Getting information and prices to let Cedar Management Group inspect and enforce community non-compliance with ARC and Neighborhood Appearance standards: Director Hoppensteadt reported that Cedar Management Group will charge \$150/hour (probably including travel time) to inspect the community for violations. The board felt that members can do the policing, but we should use the correspondence that CMG uses to notify the offenders. There was further

discussion on who would be doing the policing and how much we want CMG to work with us from that point.

- The board discussed attorney Ryan McNeill's request to have any ballots limiting short-term rentals notarized. This was a step that Mr. McNeill wanted in case he had to defend the board's position in court. The board felt that this requirement would make it impossible to get 500 ballots returned and will not require notarization if the community decides to try a ballot initiative.
- The board discussed different suggestions by President Svatek and Director Ish to Mr. McNeill's original, recommended policy concerning use of the community's various amenities by members and their guests. Ish will compose a final draft and have Mr. McNeill review it. The policy with a brief explanation of its purpose will be sent to all members and local realtors by special email once the board approves the final draft.
- The board discussed Director Ish's wish to limit the amount the HOA spent on parties with the participants directly responsible for paying any amount in excess of the limit. No action was taken.
- The board discussed unauthorized deer hunting in The Springs.
- The board revisited the idea of having HOA member(s) keep us informed of government actions that affect The Springs or be available to present our views at those government meetings (Denton, Davidson County and NC State). It was suggested that we put this item on the agenda for discussion at our next open HOA meeting.

President Svatek called for new business:

- The board had a very brief discussion about religious symbols on community property. Some directors were against; others were for the idea and wished more religions would be represented. There were no motions or actions taken.
- The board discussed having the picnic table at Tranquility Lakes power washed. IRC will be asked to get some quotes.
- The following out-of-meeting motion was read into the minutes: approved by all directors 12/27/20.

Motion by Ish, seconded by Svatek, to accept the Infrastructure and Roads Committee's proposal for replacing all of Energy United's leased streetlight poles and lamps with our own poles and LED lights in The Springs at High Rock HOA community. The total cost of the project will be \$253,003.98. The \$253,003.98 price includes all materials needed, trenching, rewiring to supply 18 meters, and the subcontractors to complete this project. A copy of all vendors, materials and their itemized costs are a part of this motion

President Svatek asked for a motion to adjourn; motion by Bushey, seconded by Ish; all in favor. Meeting adjourned at 1:45 PM.

The next scheduled workshop meeting is set for 10:00 AM, Thursday, February 25, 2021.

Respectfully submitted, Curtis Ish, Secretary HOA

Appendix 1.

New Clubhouse rental fees for Weddings - effective 01/01/2021

We offer a 3-day package (a day to set up, wedding day, and a day to remove things).

\$1250 = Total Fee for the wedding plus

\$1000 = Refundable Security deposit

The Security Deposit is COMPLETELY FORFEITED if:

1. All trash is not removed by the day after the wedding
2. All food, drinks, decorations and anything brought in are not removed by the day after the wedding.
3. Clubhouse key is not returned by the end of the day after the wedding.
4. Property owner is not present for the entire wedding and reception.

The Security Deposit will be refunded after the wedding but will be reduced by:

1. Damages found to the clubhouse, deck, parking lot or surrounding property that require repair.
2. Damage to furniture and fixtures.
3. Evidence of smoking anywhere on the campus during the event.
4. Any other problems found that were caused by people attending the wedding.

NOTE: You will be notified of any fees charged to your Security Deposit when your refund check is sent. Be aware that the \$1,000 security deposit is not the maximum charge. If repairs exceed \$1,000 you will be billed for the additional amount.

REMINDER: All events at the clubhouse end at 11 pm. except a wedding reception which is 11:30 p.m..

Effective 1/1/2021, the RFC has updated fees for violations for all one day rentals. These fees will be taken out of the security deposit. If charges are greater than the security deposit they will be billed to the property owner.

--Failure of the property owner to remain in attendance during the entire event including the set-up and clean-up.
Entire security deposit forfeited.

--Lost clubhouse key- Entire security deposit forfeited

--Smoking violation-\$100

--Keys returned late \$100/day

--Any doors/windows left unlocked or unsecured-\$100

--Both thermostats not reset-\$100

--Basic cleaning not done-\$100

--Lights left on-\$100

--Trash not removed-\$100

--Alarm not set-\$100

--Physical damage to the clubhouse or surrounding property – actual cost of repair

Appendix 2.

Poles:

SCHTLITE TECH LIGHTING (Quotation Attached)

Lamp Assemblies:

SHENZHEN WISDOM LIGHT CO., LTD (Quotation Attached)

Trenching and Directional Drilling:

DOUBLE J DIRECTIONAL DRILLING LLC (Quotation Attached)

Electrical wiring, permits and inspections:

Elbertson Electrical Contractors (Denton industrial and residential contractor) 336 906 5096 Randy

Unloading, setting of the Meter posts and mounting of the poles to the pedestals:

Eduardo Martinez (Local site clearing and tree cutting contractor) 336-267-1971

PEDISTAL INSTILLATION		COST EACH	TOTAL COST	COST OF PURCHASE OF POLES I			EU AND THERE METERING ANI
4x6x8 ft. Treated post 20 PCS		\$16	\$320				
2 bags Quickcrete		\$10	\$200				
Dig holes and secure post in them		\$50	\$1,000				
Dig up wire from EU box to Pedistal	Total	\$20	\$400				
Meter box with main cutoff 20 pcs		\$150	\$3,000				
Install 2 ground rods		\$140	\$2,800				
Wire meterbox and photocell to group of lights		\$150	\$3,000				
County Permit and inspection		\$80	\$1,600				
		Total	\$12,320	Total		\$12,320	Me
POLE INSTILLATION							
Unwrap poles		\$10	\$1,780				
Unbox base covers		\$2.00	356				
Unbox Lamps		\$3.00	534				
Fish wire into pole and mount lamps		\$10	1780				
load assembled poles onto trailer		\$10	\$1,780				
go to locations and erect poles		\$50	\$8,900				
Conect wires at poles and mount cover		\$30	\$5,340	Total	60	10680	Lar
Trench, bore and lay wire		\$115,000	\$115,000			115000	
Wire cost		\$14,500	\$14,500			14500	
Wire connecting at poles		\$5,760	\$5,760			5760	
		Total	\$155,730			145940	
POLE AND LAMP COSTS							
Aluminum Poles with adapter plates mounted		\$206.92	\$37,245.60	Total	\$764	\$136,000	Pur
Customs Duty		\$51.73	\$9,311.40				
Customs clearing Charges & Freight			6275.99				
Local Delivery			\$400				
Unloading in Denton			\$500				
		Total	\$53,732.99				
LED Streetlight Lamp per sample		\$110	\$19,800		\$110	\$19,800	
Customs Duty		\$27.50	\$4,895.00		\$27.50	\$4,895.00	
Sea Freight			\$4,597.00			\$4,597.00	
Customs clearing Charges			\$120.00			\$120.00	
Freight Insurance			\$291.20			\$291.20	
					\$20	\$3,560	Re
Local Deliovery			\$1,268			\$1,268	
Unloading			\$250			\$250	
		Total	\$31,221	Total		\$34,781	Pur