

**Summarized Minutes of The Springs at High Rock HOA, Inc. Meeting, April 22, 2021
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Workshop meeting: The ARC delegate invited

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

ARC chairman, Dan Field, present

President Svatek called the meeting to order at 10:07 AM.

Chairman Dan Field reported on the difficult year the ARC has had with violations and the number of new homes being built. The committee would like to see even better communication between the committee and the board. He feels that the community is blaming the ARC for allowing violations of regulations to persist. There followed a lengthy discussion on procedures already in place and new procedures to strengthen the ARC's control over members adhering to the regulations. The ARC is asking the board to be more forceful in reinforcing the ARC's actions. Field showed the board the committee's new checklist of building materials for owners and explained that the ARC is now requiring actual samples of the exterior materials to be used, rather than only a description of them, as in the past. When COVID-19 restrictions are lifted, the ARC is considering asking the board's permission to host a picnic for owners of recent construction properties in the community. Dan Field excused himself at 10:57 AM.

Secretary Curtis Ish asked that the minutes of the March 18, 2021, meeting be approved.

Motion by Svatek, seconded by Bushey, to approve the March 18, 2021, minutes as submitted. All in favor; motion passed.

President Svatek asked for board liaison committee reports.

ARC: Board liaison Cathy Moore reported that all constructions are proceeding without problems. Moore reported that presently 5 lots are being cleared to begin construction. The committee is still looking for at least one more committee person.

IRC: Board liaison Karl Svatek reported that the committee wants to initiate a policy that asks owners of boats and RVs in the boatyard storage area that are deteriorating and not being used to relinquish the space to a member who will use the space on a regular basis. In conjunction with this action, the IRC wants to institute a policy that users must show a current registration to have a storage space. The board agreed to let IRC proceed these policies. There followed a brief discussion on the boat and trailer decals needed to use the community docks. The IRC will issue the decals but will not be responsible to police the docks. Director Jerry Bushey reported that the Security Committee can monitor the boats for decals on their routine inspections. (Subsequently, in later discussions, it was decided that members living next to Docks #2 and 3 will help with the monitoring). Svatek further reported that the residents of 645 Boulder Ridge Drive asked that the fountain in the pond at the end of the Boulder Ridge Drive be made functional. The board asked Svatek to have the IRC get quotes for cleaning up the pond area and possibly getting electricity to the fountain. However, our maintenance man, Bill Conrad, says that the fountain was never functional. Director Ish was wary that kids would be wading in the pond at the same electrical wires were in the water. The IRC recommends a "Fire Exit Only" sign at the entrance to the emergency fire exit road on Sierra Trace Road. The board agreed. Next, the IRC suggested a single, street line, 1000 feet long, down the middle of the dangerous curve on Rocky Cove Lane. Rex Everhart Paving will paint it for \$600. The board

agreed to a single yellow line and asked the committee to take the funds from their budget. Lastly, Svatek reported that the LED streetlight fixtures and poles made in China can be packed in one container, and there are hopes that the shipment will leave China within a week.

RFC: Board liaison Al Hopppensteadt reported that the hot tub will be fixed. Hopppensteadt suggested opening the pool and hot tub area Memorial Day weekend.

Motion by Hopppensteadt, seconded by Bushey, to open the pool and hot tub for the 2021 season on Friday, May 28, 2021. All in favor, motion passed.

Hoppensteadt reported that the RFC will record the NC boat registration number of any boat reserving the community docks. It was also decided that au pairs watching under-age children of members in good standing would qualify as immediate family in the pool area.

Security: Board liaison Jerry Bushey reported that Bill Conrad will be replacing a computer board for one of the front gate openers. Bushey further reported that the pool cameras are ready to monitor the pool areas, and the committee hopes to have the proximity card readers replaced and working by the time the pool season begins. Bushey continued that the committee wants to reemphasize the long-standing policy that all members using amenities must have a vehicle windshield decal to help identify themselves. It was suggested that the policy of limiting vehicle and boat parking at the Dock #1 boat launch area on weekends from Memorial Day Weekend until Labor Day Weekend be expanded from April through October weekends. There followed a general discussion on the need for more parking space for vehicles with trailers attached. The board will investigate using adjacent land we own with excavator Lee Truell. Within the next couple weeks, the committee will print up windshield notices to remind users to have a vehicle decal and to tell them where to park on weekends at the boat launch area. Bushey reported that the committee now has a written policy for realtors on the website. The report finished with a general discussion on the various upgrades to our gate code system if the community does get high-speed internet by Kinetic.

Social: Board liaison Cathy Moore reported that 40 "Welcome to Spring" gift baskets were given out. The committee plans to have a July 4th picnic (on July 3rd) at 6:00 PM at the clubhouse. Hot dogs will be provided and members will provide side dishes and desserts. In October, the committee plans to have a meet-and-greet gathering with members bringing their own snacks and drinks. The committee will provide music. A catered, December holiday party is being planned. All events will depend on the current COVID-19 restrictions. A community-sponsored yard sale is being planned with the HSVFD. The fire department will allow its station to be used gratis and all proceeds will go to the HSVFD. President Svatek mentioned the possibility of regular meet-and-greet events with community members being invited to demonstrate their own musical talents.

Firewise: Board liaison Curtis Ish reported that the Fire Danger Warning Sign has been installed at the corner of the boatyard driveway and Healing Springs Drive. The committee will set up a roster to monitor the current conditions via the internet and try to keep the sign up to date.

SBG: Board liaison Curtis Ish reported that the committee is drafting plans to redo the front of the clubhouse with smaller and more colorful contrasting bushes. They are asking permission to remove the two large junipers in front of the outer portico pillars. The board gave them permission to do so.

Communications: Board liaison Curtis Ish read the monthly activity report. There were four website updates concerning amenities usage, clubhouse reservations (wedding and one-day), and "Clubhouse Rules and Standards." The committee suggested that the newsletter's large block advertising for new committee members be removed because an often-repeated article is overlooked as time goes by. Instead, each committee will be given the opportunity to advertise for new members in the space, one committee per issue on a rotating basis. Also, per Director Bushey's suggestion, committees actively seeking new members will be noted in red on the Committees page of our website. The board agreed to the committee's recommendations. The committee also contacted four new owners inviting them to subscribe to our newsletter and explaining how to find information on our website.

Nominating: No report

Finance: Treasurer Al Hoppensteadt reported that interest and late fees had been suspended during the COVID-19 shutdowns. The committee recommends waiting to reinstate the policy until the 2022 budget year

President Svatek called for old business:

- Action List (items not already discussed in the committee reports or no report this month):
 - a) CHIT Force progress report: Director Bushey reported that Kinetic's legal department advised Kinetic they cannot mandate a 10-year, no-compete agreement, but they can ask for a "Marketing Support" agreement in our community. The board is already promoting Kinetic in the newsletter articles and will continue to do so. Bushey further reported that according to Kinetic's sales representative, Reid Chaviz, The Springs is a test case for installing and providing fiber-optic cable in a private community. This is one of the reasons for the delay in issuing individual contracts. Mr. Chaviz also stated that once the contracts are released and signed, the installation will be done by five separate crews at once.
 - b) Deck railings: Bill Conrad stated that the rails can be stained if the board wants it done. The board took no action at this time. On a side note, Director Moore reported that the front gate is starting to rust. The IRC will look into it.

President Svatek called for new business:

- The board decided not to set a precedent for sending flowers to hospitalized members of the community since not all members could be identified.
- The board discussed the feasibility of dredging the west end of the first Tranquility Lakes pond while the spillway project is being done. Ish will ask Truell for advice.

President Svatek asked for a motion to adjourn; motion by Bushey, seconded by Moore.
All in favor; meeting adjourned at 1:43 PM.

The next scheduled workshop meeting is set for 10:00 AM, Thursday, May 20, 2021.
Respectfully submitted, Curtis Ish, Secretary HOA