

**Summarized Minutes of The Springs at High Rock HOA, Inc. Meeting, July 29, 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 09:30 AM.

Secretary Curtis Ish asked that the minutes of the June 24, 2021, meeting be approved.

Motion by Bushey, seconded by Svatek, to approve the June 24, 2021, minutes as submitted. All in favor; motion passed.

President Svatek asked for board liaison committee reports.

ARC Board liaison Cathy Moore reported the ARC still has questions about Wylie Wood Lane addresses that are not on a road (There is a builder's driveway, but it is not in the easement). All lots involved have easy access to Healing Springs Drive but will need to notify the county Register of Deeds for an address change so that the EMS will have the correct locations for emergencies. Moore then reported that the ARC has purchased 10 reflector cones for builders to safely mark off equipment parked close to the road. The board discussed the problem of new and existing homeowners dumping hardwood mulch on the grass shoulders; the tannins in the mulch will prevent grass growing for a couple of years. The board also discussed the problem of the board's friendly advisory letters and Cedar Management Group's PCA 47F notifications not being timelier with the offense. The secretary was directed to advise the member in our friendly letter that any recurrence will initiate an immediate out-of-meeting motion advising our management company to send a formal letter of complaint.

IRC: Board liaison Karl Svatek reported that the streetlight removal has begun on Healing Springs Drive. Svatek then reported that there are three minor repairs need for our roads: a trench resulting from asphalt removal to lay the LED streetlight wiring on Healing Springs Drive, a crumbling spot caused by a weakened base also on Healing Springs Drive, and a hole possibly caused by a broken culvert on Rocky Cove Lane. The cause of the Rocky Cove Lane hole cannot be determined until the asphalt is removed and the base is examined. The board approved the repairs.

Motion by Hoppensteadt, seconded by Ish, to have Rex Everhart repair three damaged asphalt areas on Healing Springs Drive and Rocky Cove Lane for \$1,650. All in favor; motion passed.

The IRC is getting tennis court suggestions and bids from three different companies. All three companies advised that there will be no work until the spring of 2022. The IRC asked if Boulder Ridge Drive should have reflectors on it. It was suggested to possibly install them on the uphill side only. The general consensus of the board was that Boulder Ridge Drive repairing and resurfacing should be given more importance on the board's to-do list.

RFC: Board liaison Al Hoppensteadt reported that the pool and hot tub pumps have been replaced with two, used pumps, and a new backup pump has been ordered Hoppensteadt

estimates that between the three pumps and a couple of circuit breakers, the expense will be approximately \$1,000.

Security: Board liaison Jerry Bushey reported that a Neighborhood Watch meeting will be held at the clubhouse August 24. It will be in conjunction with the Security and Firewise Committees. A general discussion started with areas for more watercraft trailer parking including expanding the Mistral parking area and creating a second exit out of the lot. Bushey offered to draft an article for the newsletter to remind members of some of the rules that we have involving trailers and the docks. The board discussed hiring a pool monitor for weekends next pool season. There was no action taken at this time. Lastly, Bushey brought the board up-to-date on security improvements that will be possible with the high-speed internet installation. Plans have been finalized and estimates are being sought,

Social: Board liaison Cathy Moore reported that the 2022 budget requests have been submitted.

Firewise: Board liaison Curtis Ish reported that the committee will coordinate with the newly formed Neighborhood Watch program and provide Firewise information to the group. It is hoped the new sub-committee will also remind our members to “sound the alarm” if there is unexplained smoke in our community.

SBG: No report (90°F, too hot) Questions were raised about leaving the variegated liriopie in the pool area. Ish explained that they will be relocated to the front of the clubhouse this fall

Communications: Board liaison Curtis Ish read the monthly activity report. There were two pool notices, 6 website updates and a new Apple restriction blocking the committee from surveying Apple users to see what percent are opening the newsletter. The committee reached out to nine new members to help them subscribe to the newsletter and blog and welcomed them to the community.

Nominating: Board liaison Curtis Ish reported that there will be a newsletter article advising members interested in serving on the 2021-2022 board or committees.

Finance: Treasurer Al Hoppensteadt reported that the Finance Committee will start foreclosure proceedings on a lien against a lot in The Springs. Hoppensteadt explained to the board the steps that the committee has to go through to either own the lot or receive unpaid dues.

Motion by Hoppensteadt, seconded by Ish, to initiate foreclosure proceedings against the owners of Davidson County parcel number 09-020-D-000-0018. All in favor; motion passed.

Hoppensteadt next asked the board to approve the 2022 budget. He reported that with very little difference, it is identical to the budgets of previous years, which proved very accurate at the end of the fiscal year. He further added that he hopes once the LED streetlamps are in place, \$55,000 can be removed from budgeted electrical expense and added to our reserves each year. The Finance Committee is recommending that the assessments be increased to \$940 per annum. This will help replace and better finance the LED streetlamp project and other infrastructure expenditures.

Motion by Bushey, seconded by Ish, to raise the yearly assessments 14.6% (\$940.00). The new assessment will start with the 2022 budget. All in favor; motion passed.

Hoppensteadt reported that the July monthly budget sheet has no unusual expenses. All project expenses are coming from the reserves.

President Svatek called for old business:

- Action List (items not already discussed in the committee reports or no report this month):
 - a) LED Streetlights: Replacement has started.
 - b) CHIT Force progress report: Director Bushey reported that Kinetic has started at the front gate area. He is pleased with the current crew's efforts and results.
 - c) Tennis court future plans: The IRC is contacting three companies for their recommendations.
 - d) Local purchase of NO TRESPASSING signs for community: T&K Printing has ordered the metal plates and will advise us when they come in and can be printed.
 - e) Shrubbery in the pool area: The shrubbery is out (to make pool leaf cleaning easier), and the liriopie plants will be moved to the front this fall. The RFC reports that if the area where the shrubbery was can be concreted, there will be more sitting space for members.
- The secretary discussed the annual meeting letter to all members. Changes were discussed and approved.

Motion by Hoppensteadt, seconded by Bushey, to approve the annual meeting letter to be sent to all members as soon as possible. All in favor; motion passed.

President Svatek called for new business:

- The IRC requested the board consider mulching the walkways to Docks #2 and #3 and staining the wooden edges and steps. The board decided that the mulching should be done in the spring by the landscaper. Our contracted maintenance man can do the staining. The projects will be added to the Action List.
- The board discussed awarding our landscaper, Shaun Smith, a bonus for the extra work he has had to do cutting the grass with all the marker flags and construction equipment on the grass shoulders.

President Svatek asked for a motion to adjourn; motion by Moore, seconded by Ish. All in favor; meeting adjourned at 12:30 PM.

The next scheduled workshop meeting is set for 10:00 AM, Thursday 26, 2021.

Respectfully submitted, Curtis Ish, Secretary HOA