

**Summarized Minutes of The Springs at High Rock HOA, Inc. Meeting, June 24, 2021
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Workshop meeting: no public invited

Directors in attendance, Al Hoppensteadt, Curtis Ish, Cathy Moore, and Karl Svatek. Jerry Bushey attended via telephone conference.

President Svatek called the meeting to order at 10:03 AM.

Secretary Curtis Ish asked that the minutes of the May 20, 2021, meeting be approved.

Motion by Svatek, seconded by Hoppensteadt, to approve the May 20, 2021, minutes as submitted. All in favor; motion passed.

President Svatek asked for board liaison committee reports.

ARC: Board liaison Cathy Moore reported that contractors are appreciative of the earlier hours to start construction during the summer days. Moore then reported on the progress of several homes currently under construction; all are proceeding without problems. Moore also stated that the new ARC rules that physical samples of exterior materials planned must be shown to the ARC prior to approval have solved misunderstanding problems between the ARC and the builders. Another problem that was solved was a builder who could not get a propane tank for underground burial was able to find one. There was a brief discussion about a commercial trailer being parked in a home driveway for an extended period of time. A suggestion was made to let the owner park the trailer in the boatyard storage area; however, previous boards ruled against this for fear of filling up the area designed for boats and RVs. The secretary was directed to remind the owner that the commercial language must be covered up or the trailer removed.

IRC: Board liaison Karl Svatek reported that two signs, a cautionary speed warning at the dangerously sharp and steep curve on Rocky Cove Lane and a Fire Emergency Exit sign at the beginning of the Fire Tower Emergency Road have been installed. Feedback on the yellow mid-line and sign on Rocky Cove Lane has been favorable. Svatek then reported that the committee is enforcing the new policy approved at last month's May meeting for the boatyard storage area. That policy was unusable vehicles and boats have to be removed to allow space for usable ones. Svatek further reported that the committee would like to be involved in any resurfacing plans for the tennis courts. The board agreed that both the IRC and RFC should be involved on any future plans. Svatek concluded that the streetlight poles and lamps were expected to arrive today and will be stored in the boatyard storage area.

RFC: Board liaison Al Hoppensteadt reported that the hot tub is repaired and open. The committee asked for approval of two motions. The first concerns extending the restrictive weekends of watercraft trailer parking at the Dock #1 boat launch parking spaces (rule #17. *Community Dock Regulations*).

Motion by Ish, seconded by Hoppensteadt, that rule 17. Trailer Parking: now read "Trailer parking is prohibited at Dock #1 on weekends and holidays between (and including) the first weekend in April and the last weekend in September. On these days, etc." All in favor; motion passed.

The second motion will concern updated rules for the "Overnight Mooring Privileges" section of the *Community Dock Regulations*. In addition to the updated rules, the final approved policy will also ask for current and adequate boating insurance.

Motion by Hoppensteadt, seconded by Ish, to adopt the amended *Community Dock Regulations* and updated Overnight Mooring Privileges rules and application form. All in favor; motion passed.

This policy will be a part of these minutes, see Appendix 1.

Security: Board liaison Jerry Bushey reported that the committee scheduled the front gate sheriff's department stop on Memorial Day weekend. One tailgater was caught and turned away. Several decal applications were handed out for vehicles without windshield decals. There followed a discussion on how strictly enforced should our policy of no overnight parking on the grass shoulders be. A suggestion for a newsletter article and more discussion when liaison Jerry Bushey returns from vacation was agreed to. Bushey lastly reported that the committee is looking into taking advantage of the expected high-speed internet service at the clubhouse for door entries, cameras, etc. He will try to have more information at the next meeting.

Social: Board liaison Cathy Moore reported that the July 4th picnic has 110 reservations (35 families). The committee will have outside canopies and tables to accommodate the large number expected.

Firewise: Board liaison Curtis Ish complimented the committee and its leadership in pursuing several initiatives to help the community better understand the importance of the Firewise program. Ish briefly described two motions that he will be making under New Business: one, rules for using the fire pit and or, the fire place grill at Cascade Creek Park and two, permission to make a clubhouse reservation for a guest speaker explaining how the Fire Danger Warnings sign's ratings are configured. Members and firemen from the HSVFD and Southmont fire departments will also be invited if there is enough interest from the membership.

SBG: Board liaison Curtis Ish reported that committee member Patsy Johnson is repainting the Springs' logo on the front concrete walls. Director Hoppensteadt requested that all shrubbery be removed from within the pool area to help lessen pool debris from violent storms.

Motion by Ish, seconded by Moore, to remove all plants from within the pool area. All in favor; motion passed

Ish will notify our landscaper to do so.

Communications: Board liaison Curtis Ish read the monthly activity report. There were website updates for the Kinetic contracts and the IRC boatyard storage rules. The committee contacted seven new members and explained the benefits of the website, newsletter, and blog. The committee continues to help the HOA secretary keep emails from subscribers up-to-date. The committee then advised the board that due to limited staffing, the newsletter will only be published every other week from here on.

Nominating. Board liaison Curtis Ish reported that, assuming the board agrees on the September 25 annual meeting date, he will start putting articles in the newsletter for board candidates.

Finance: Treasurer Al Hoppensteadt reported that our former financial adviser at Morgan Stanley will be retiring, so we have a new adviser. However, we have not been buying any CDs because of the extremely low interest rate of return. Hoppensteadt reported that monthly operational expenses are as budgeted. He then reported that the committee is recommending we use Reserve Advisers™ for our reserve analysis. This group came highly recommended by Cedar Management Group.

Motion by Hoppensteadt, seconded by Bushey, to enter into a contract with Reserve Advisers™, Charlotte, NC, for \$6,250 to analyze and advise the HOA on the amount of reserves to accumulate for future predicted expenses. All in favor; motion passed

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 has changed their starting time to July, but they are planning to do the work in one start-to-finish phase rather than three phases.
- b) Deer stand removal: The new lot owner will have the stand down by August 1.
- c) Tennis court future plans: The board discussed how to proceed with deciding what we want for the tennis court surface. It was decided to let the IRC (while consulting with the RFC) get ideas and bids from professional resurfacing companies. It was suggested getting company recommendations from HOA member Drew Snider.

Motion by Hoppensteadt, seconded by Bushey, to ask the IRC to get plans and estimates for reconstructing an all-purpose sports court on our current tennis courts. All in favor; motion passed.

- d) Pool defibrillator battery: The expiration date for the battery is April 2022. Jerry Bushey is having member Dan Field look into a getting a backup since the battery must be replaced if it is used at all before April 2022.
- e) Dog kennel removal: The owner has complied with the Covenant rules.
- f) Local purchase of NO TRESPASSING signs for community conformity in appearance.

Motion by Hoppensteadt, seconded by Bushey, to purchase 100 metal, 9" by 12", No Trespassing signs from T&K Printing. Denton, NC, at \$13/ plus tax. All in favor; motion passed

The Security Committee will write up a newsletter advisory article explaining why and where to put up the signs.

President Svatek called for new business:

- The secretary reported that the Southmont Fire Station is available for an annual meeting and a tentative reservation has been made.

Motion by Svatek, seconded by Bushey, to have our NC GS 55A required annual meeting for the election of directors Saturday, September 25, 2021, at 7:30 PM. All in favor; motion passed.

- After some discussion it was decided that the annual letter would be mailed no later than August 9, 2021, to enable more time to secure proxy votes by volunteers. It is hoped to have enough proxies to have a quorum and possibly a 67% majority for Covenant amendment. The secretary will email all committee chairs to have any budget requests in to the Finance Committee by August 2.
- The board gave Firewise Committee permission to have a meeting with a guest speaker, Keith Money, the forest ranger in charge of evaluating our Fire Danger Warning sign ratings. If there is enough interest, members of the HSVFD and Southmont FD would also be invited. Director Bushey suggested that there may be more interest if the Social Committee were invited to help.
- Director Ish asked the board to adopt regulations for use of the fire pit and or the grill at the Cascade Creek Park area.

Motion by Ish, seconded by Moore, to adopt and post rules for the use of fires at the fire pit and grill/fireplace in the Cascade Creek area submitted by the Firewise Committee. All in favor; motion passed.

These rules will be part of the minutes (see appendix 2.)

- The board discussed putting No Parking signs by the entrance of Dock #2 and #3 walkways. No action was taken.

President Svatek asked for a motion to adjourn; motion by Ish, seconded by Bushey. All in favor; meeting adjourned at 1:13 PM.

The next scheduled workshop meeting is set for 10:00 AM, Thursday, July 29, 2021.

Respectfully submitted, Curtis Ish, Secretary HOA

Appendix #1

COMMUNITY DOCK REGULATIONS

INTRODUCTION

1. Authority: The Board of Directors of The Springs at High Rock Homeowners Association, Inc. ("Association") has the sole responsibility for the management and assignment of docks use privileges.
2. Liability: The Association, its members, and Board of Directors, and Cedar Management assume no responsibility for loss through fire, theft, collision, or other damage to boats/watercrafts, their contents, other boats/watercrafts, and structures in the area set aside for the community docks. Additionally, the Association assumes no responsibility for personal injury or death to the owner, his/her crew, family, or guests anywhere on the premises or docks, whether due to negligence of the Association, its members, and **its** Board of Directors.
3. Dockage for Members Only: Only property owners ("Owners" or "Members") in good standing (defined as having no unpaid dues, late charges, or fine assessments, and not having been denied access to the facilities for reason of previous misuse) of the Association are authorized to dock their boats/watercrafts at the community docks.
4. Deeded Slips: Lot numbered slips are privately deeded and not available for general Springs' use. These regulations apply only to Springs-owned slips at Docks 1, 2, and 3.

GENERAL REGULATIONS FOR SPRINGS DOCKS AND SLIPS

1. No Commercial Activity: The docks are for pleasure usage only. No commercial activity or usage is allowed.
2. Day slips: Five slips at Dock 1 and 4 slips each at Docks 2 and 3 are available for day use with no overnight mooring. They are available on a first-come, first-served basis and may be used from 7 AM with all boats being removed by sunset. Any boat left overnight at a day slip may be removed at the owner's expense
3. Walkways: All persons must stay on the designated walkways when walking down to the dock areas.
4. Cleanliness: No trash or other refuse is to be left at the dock or thrown into the lake. The person bringing it in is responsible for the removal of all items and trash.
5. Glass Containers: No glass containers of any kind are permitted on the docks or areas around the docks including the ramps, parking areas, and boat storage area.
6. Pets: All pets must be kept on leashes and not left unattended. Owners are responsible for immediate cleanup of any accidents.
7. Disturbances: Loud parties, inappropriate conduct, and other disturbances are not permitted.
8. Size: Watercraft width must not exceed 8.5 feet (102 inches).
9. Electric devices: The use of electric cords and devices is prohibited on all docks.
10. "Live Aboards": No one is allowed to live aboard any boat/watercraft or to sleep overnight on boats or the dock areas.
11. General items of concern: No fires, no smoking, no fireworks or explosive devices, no fueling, or swimming allowed.

12. Dock boxes and use: No dock boxes or storage containers may be left on the dock. The dock and surrounding areas must be kept clean of all gear, tackle, and other obstructions.
13. Damage to docks: Any damage to docks or surrounding areas will result in the property owner responsible for those damages being billed for all repairs. Violation of any of these rules may also lead to suspension of privileges.
14. Children: Children under 16 must be accompanied by an adult while on a dock.
15. Guests: Owners are responsible for the behavior of all of their guests. Please use common sense and respect for other owners using the docks or surrounding areas.
16. Vehicle Parking: Automobile or golf cart parking is limited to one owner vehicle and one vehicle for guest(s). Parking is allowed in designated areas only. There is a parking lot at the corner of Rocky Cove and Mistral provided for property owners that wish to use the Day Slips at Docks 2 and 3 as well as for those that wish to walk the area. No on-road, roadside, or easement area parking is permitted in these areas.
17. Trailer Parking: Trailer parking is prohibited at Dock 1 on weekends and holidays between (and including) the first weekend in April and the last weekend in September. On these days, trailers must be removed from the area immediately after launching and are subject to towing at the owner's expense if left there. Otherwise, trailer parking is allowed at Dock 1 at the designated areas only from 6:00 AM to 9:00 PM on weekdays. Trailers may not be parked on the road, roadside, common property areas, or launch ramp area at any time.

OVERNIGHT MOORING PRIVILEGES

1. Four slips at Dock 2 and four at Dock 3 are available for overnight mooring use by property owners in good standing from June through September.
2. To apply for these slips, go to the Springs' website and complete the application, *Application for Overnight Mooring at Dock 2 or 3*, that can be found in the Downloads section of the website. Sign it and send the application to the [Recreational Facility Committee](#) (RFC).
3. Assignments of slips will be for a period of up to one calendar month. These slips will be assigned on a first-come, first-served basis unless Member demand exceeds the eight slips. In that case, a lottery method of assignment will be used for allocation. Once the usage period is complete, the Member must remove the watercraft. That Member may rejoin the "overnight mooring request list" after all other eligible Members requesting overnight mooring privileges have had a chance to use these slips. If Members do not remove their watercraft in a timely manner, The Springs may have it removed at the owner's expense.

Additional regulations that apply:

1. These slips may be used from 9 AM to sunset.
2. Only the watercraft identified in the application may be moored in the slip.
3. All of the general regulations above apply to this privilege.
4. Parking for Dock 2 and 3 is only at the lot on the corner of Rocky Cove and Mistral Lane and not at the right of ways by the dock walkway.
5. Moored watercraft must be registered and have a current license with the NC Wildlife Resource Commission.
6. The applicant has current and adequate boating insurance.

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- 1) These facilities are for the use of HOA members and their guests. Members must be present at all times and will be directly responsible for safe fire containment and eventual extinguishment.
- 2) Open fires are not permitted. All fires must be in the grill or fire pit.
- 3) No fire is permitted if fire danger level as shown by the Fire Danger Rating sign at the junction of Healing Springs Drive and the boatyard storage driveway is higher than Moderate (i.e., High, Very High or Extremely High).
- 4) Only wood and charcoal burning is permitted.
- 5) Fires may not be left unattended at any time.**
- 6) Sufficient water must be brought or taken from the pond to extinguish your fires.
- 7) Users must remain until fire is completely out.
- 8) Overnight camping is not permitted.
- 9) Please contact the Firewise Committee for any questions