

**Summarized Minutes of The Springs at High Rock HOA, Inc. Meeting, August 26, 2021
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Workshop meeting: Dr. Fred Spin, chairman of the Firewise Committee, invited.

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

Dr. Fred Spin, chairman of the Firewise Committee

President Svatek called the meeting to order at 10:05 AM.

President Svatek invited Dr. Fred Spin to discuss reserve funding for the Firewise Committee in the 2022 budget.

Dr. Spin began his address to the board by criticizing the lack of communication to him when the board refused Firewise's request for \$2,700 to be added to the 2022 reserves. He wanted this in case our 2022 grant application for wood debris pick up is denied. Al Hoppensteadt, the Finance Committee chair, and Curtis Ish, the board liaison to the Firewise Committee, both apologized for the slight. Dr. Spin continued, arguing that the present grant application forms need the total number of residents interested in participating and the amount they intend on gathering first, then the committee can submit the total amount to be collected for a grant. Dr. Spin feels that there is a chance our community will not be getting the grant this year because of the continued success we have had receiving grants in the past. Presently, the NC Firewise program wants to make sure all communities get a chance to share in the limited grant money available. Dr. Spin is of the opinion that if the committee is going to go through the effort to secure commitments from members, the board should show its gratitude to the committee and homeowners for their support of the program by paying for wood pick up by private vendors from reserve funds if the grant is not approved. Members of the board countered his argument by pointing out that there is \$6,000 in the Firewise reserve, but the current board thinks that money should be put towards major mitigation projects and not individual homeowner cleanups. It was also pointed out that a general wildfire will most likely come from the 80% of the lots not developed, and, furthermore, that those homes that have heeded the teachings of Firewise will best survive by not being engulfed by the surrounding fire. The true benefit of the Firewise program is to the homeowner who does what he can to protect his home and not the community. The board felt at this time it did not want to set a precedent of paying for a service that affects less than five percent of the membership. Dr. Spin was very disappointed in the board's decision and, unfortunately, resigned from the Firewise Committee. Regretfully, the board accepted his resignation.

Secretary Curtis Ish asked that the minutes of the July 29, 2021, meeting be approved.

Motion by Bushey, seconded by Svatek, to approve the July 29, 2021, minutes as submitted. All in favor; motion passed.

President Svatek asked for board liaison committee reports.

ARC Director Jerry Bushey gave the ARC report this month. Bushey reported that five homes are proceeding steadily, three homes are getting ready to start, and one home is remodeling. Problems continue with dirt runoff into the Tranquility Lake pond after heavy rains. The ARC has notified the owner. The board discussed the problem one potential homeowner had with his plans that were otherwise attractive but did not comply with the roof slope angle

requirements. The board directed their board liaison, Cathy Moore, to ask ARC if there are any requirements that are causing unnecessary conflict with the committee's overall goals for conformity. The secretary will review our Covenants to list what is Covenant mandatory and what holdover requirements from our developer are. The ARC agrees with the board's desire to require uniform NO TRESPASSING signs in the community. One hundred signs are expected soon and will be distributed at the three social events this fall. The sign's cost should be +/- \$14.00.

IRC: Board liaison Karl Svatek showed the board framed pictures of the four dams on the Yadkin River that member Jim Kelley obtained from KEJ many years ago. The board will give them to the RFC chair, Liz Roland. Svatek reported that the streetlight project required an unanticipated approval certification. The sub-committee was able to obtain a retired engineer to complete the permit application. The engineer will not accept any payment for his services but asked that a donation be made to his church's building fund. Treasurer Hoppensteadt was directed to write a check for \$500 to the church building fund. The new permits have been received, and installation and wiring hookups should start shortly.

Motion by Bushey, seconded by Ish, to donate \$500 to the Macedonia Methodist building fund in lieu of payment for Andy Leonard's engineering services to the streetlight replacement project. All in favor; motion passed.

The committee showed the board a layout drawing of the current tennis court surface providing four pickleball courts and one tennis court. This can be achieved if the west side fence is expanded westward by two feet. The layout is similar to the courts at Yachtsman Point. Svatek continued that if the board has no objections, he would like to present the plan to community members who play pickleball for their comment. At this time, the board will withhold endorsement of the layout but feels commentary by the pickleball players would be helpful. Next, Svatek presented a possible layout for expanding the Mistral Trail parking lot to better accommodate trucks with watercraft trailers. The board appreciated the input but feels all efforts for better parking should be at Dock #1 first. Svatek then reported that committee members think the old walk-over bridge at Tranquility Lake pond can still be used at the southern end of the dam. Finally, Svatek reported that getting a cell tower into the community will be a complicated process. Director Bushey reported that the Tranquility Lake pond fountain is still not working, and Shaun Smith is looking for a flat-bottom boat to enable pulling the fountain ashore for inspection.

RFC: Board liaison Al Hoppensteadt reported that the committee recommends that the pool and hot tub be closed September 13, 2021.

Motion by Hoppensteadt, seconded by Ish, that the pool and hot tub be closed for the season Sunday evening, September 13, 2021. All in favor; motion passed.

Hoppensteadt said he is still waiting for a reply from Cube Hydro on requirements and restrictions for multi-use community docks.

Security: Board liaison Jerry Bushey reported that the Neighborhood Watch meeting was cancelled because of Covid-19 concerns. The committee is still investigating better security options for the clubhouse after the clubhouse has high-speed internet. The board discussed

sending a notice for a scheduled meeting to a member who has repeatedly parked his truck and trailer overnight on the grass shoulders.

Motion by Bushey, seconded by Moore, to schedule a hearing for Mr. and Mrs. Thomas Booe to explain the reasons for repeated parking violations in The Springs. The meeting will be scheduled at 10:00 AM, Thursday, September 16, 2021. All in favor; motion passed.

Bushey reported that the front gate is opened between 5,500 to 6,000 times monthly.

Social: Board liaison Cathy Moore reported that plans are being made for a holiday party. The committee will be asking the board to purchase more tables and chairs for outside seating. A question was raised about where to store the extra tables/chairs. The Social Committee also recommended the party be limited to the first one hundred RSVPs from members and their families only, no guests. Some of the directors voiced concerns that members who could and want to attend would be turned away. Using off campus halls was discussed so that all members who wanted to come could be accommodated. The committee plans to use Elizabeth's Italian Restaurant for the catering. Questions were also raised about Covid-19 mandates. Moore says the committee is monitoring that problem closely. Moore also reported that the committee has handed out 24 professionally printed *Welcome to the Springs* booklets, and the response has been overwhelmingly positive. Moore said cookies and drinks will be served at the 6:30 PM social half-hour before the annual meeting. Lastly, Moore reported the committee is planning on an Oktoberfest in late September with residents bringing finger food; local entertainment will be provided.

Firewise: Board liaison Curtis Ish reported that there will be a committee meeting this afternoon. Mailbox flags are available for all the new homes and residents, Post Calls has been updated, and the Healing Springs Volunteer Fire Department homeowner's list will be updated and delivered to the fire station.

SBG: Board liaison Curtis Ish reported that the committee met and made plans for this fall. They will plant pansies for the winter in mid-October. They plan to spend the rest of their budget installing 6", decorative concrete curbing at the edge of the planting areas around the front of the clubhouse. Patsy Johnson will use the left over paint used on the front entrance walls to freshen up the lettering on the Tranquility Lake and Cascade Creek pillars.

Communications: Board liaison Curtis Ish reported that the committee is very pleased with the every other week newsletter schedule. They feel the extra time allows them to do a better job with much less stress. One new property owner was contacted to explain what can be found on our website.

Nominating: Board liaison Curtis Ish reported that another article will be in the next newsletter asking for volunteers to help with the annual meeting check in, to replace retiring committee members, and to be board candidates.

Finance: Treasurer Al Hoppensteadt reported that a member requested to see the complete monthly financial records and the reasoning behind the Reserve Accounts. Hoppensteadt will answer him but wondered if the Communications Committee can establish a members-only access link on our website to publish the minutes and financial records that the membership is entitled to review. Board liaison Curtis Ish will ask the Communications Committee for

suggestions. Hoppensteadt then reported that the July expenses are as predicted. Cedar Management Group is having trouble keeping up with the rapid change of ownership, which is starting to cause billing mistakes. Besides that, Hoppensteadt said he is very disappointed with Cedar Management Group's call service. He hopes it is due to Covid-19 and difficulty getting better employees. There followed a general discussion on changing management companies, but Hoppensteadt warned that if that is done, the board should expect the treasurer to spend a lot of time coordinating what the community wants with what the new company has to offer. Hoppensteadt stated that he will write an article in the newsletter explaining the quarterly \$20 overcharge mistake.

President Svatek called for old business:

- Action List (items not already discussed in the committee reports or no report this month):
 - a) CHIT progress report: Director Bushey reported that Kinetic Is currently laying fiber-optic cable on Healing Springs Drive.
 - b) Spillway: The project is completed; the contractor is on vacation but will repair the Boulder Ridge culvert the week of 9/30.
 - c) Local purchase of NO TRESPASSING signs for the community: T&K Printing reports that the metal plates are due Wednesday, and it hopes to have the first batch done by Monday (9/30/21).
- Director Al Hoppensteadt suggested letting our landscaper, Shaun Smith, work in the community on Sundays if it helps him to get part-time help wanting to earn some extra money.

Motion by Hoppensteadt, seconded by Ish, to temporarily allow Shaun Smith Landscaping to do the contracted landscaping services in The Springs on Sundays (8:00 AM to 5:00 PM) until employment conditions improve. All in favor; motion passed.

President Svatek called for new business:

- President Svatek discussed the order of the annual meeting agenda. It was decided that the announcement of the new board of directors would be last and the following would occur in order:
 1. Check-in: if members have proxies, they will be validated and the number credited to the member representing them.
 2. Current board of directors introduced.
 3. President's greeting and summary of activities since the last annual meeting.
 4. Committee chairs will be introduced and asked to give a brief description of the committee's accomplishments.
 5. Financial report by Treasurer, Al Hoppensteadt
 6. If there is a quorum, i.e., 160 attendees representing one lot plus assigned proxies (30% of 532 lots i.e., 160, minus the 7 the board directly controls), the board can entertain motions from the floor. If there is not a quorum, while the ballots are being counted, the board will entertain suggestions or comments from the floor.
 7. Invite candidates for HOA Board of Directors to introduce themselves from the floor or entertain nominations by fellow members.
 8. If more than five candidates have declared their candidacy, voting will be by written ballot.
 9. Announce the top five vote gathering candidates.
 10. Adjourn the meeting.

- The board discussed mandatory masks at the annual meeting. It was decided to purchase 50 masks and a bottle of hand sanitizer, and leave it up to the individual members; unvaccinated members will be strongly encouraged to wear masks.

President Svatek asked for a motion to adjourn; motion by Bushey, seconded by Ish.

All in favor; meeting adjourned at 2:00 PM.

The next scheduled workshop meeting is set for 10:00 AM, Thursday, September 16, 2021 ~~with the annual meeting scheduled for 7:00 PM, Saturday, September 25, 2021.~~ [edit. note, the annual meeting had to be rescheduled due to Covid restrictions at the original location]

Respectfully submitted, Curtis Ish, Secretary HOA