

Agenda
The Springs at High Rock Homeowners' Association
Monthly Board of Directors Meeting
May 21, 2026
Community Clubhouse, 217 Tor Court, Denton, NC 27239

- I. Call Board Meeting to Order:** Time 6:00 pm
- II. Directors expected in attendance:** Debbie Bethune, Gary Chapman, Gene Payne, Steve Vogel, Ronda Hodges
- III. Approval of Minutes**
 - a. April 16, 2026 – approved out of meeting
- IV. Call for Old Business:**
 - a. Out of meeting motions
 - i. Tree removal, pond 2 – approved
 - ii. Cascade Cr cul-de-sac landscaping – approved
 - iii. Clubhouse furniture – approved
 - b. Clubhouse cleaning bids
 - c. Reserve Study update
 - d. Procure Cyber Insurance for the HOA
- V. Review Task Item List:**
- VI. Call for New Business:**
 - a. Committee Issues/Reports – as needed
 - i. IRC roles and responsibilities
 - b. Motions and Approvals (Note: Rule motions req. 30 day comment period)
 - i. Simplification Options? – ongoing
 - ii. Approve the installation of water filters on irrigation pumps at entrance and front gate
 - iii. Greenway Repair bid from HOA landscaper as option for completion of construction projects
 - iv. 2 Community cameras for public awareness and on demand live feed from clubhouse parking lot and Dock 1 ramp
 - c. Review Dock overnight usage/rental policy and slip layout
 - d. Technology Committee recruiting
 - i. Tasks - Backups/Backblaze, Testing monthly, Upgrades, Oversee or make repairs, New installations, Manage systems
 - e. Roll of Advisory group
 - f. Survey group, discuss/review possible survey questions
 - g. Outsource Special Projects to potential Board Member Candidates
 - i. Nominating Committee candidates?
 - ii. Special Projects
 - 1. Removal of old cable & phone boxes
 - a. Informed Kinetics agreed to do this
 - 2. Pine tree removal for fire break/snow melt (Firewise)
 - 3. Assess options to increase parking at the boat ramp and/or other community docks
- V. Call to Adjourn the Meeting.** Time: ___:___ PM
 - a. Next Board Meeting: _____