

**Summarized Minutes of The Springs at High Rock, Inc. HOA Meeting, November 1, 2017  
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

**Closed workshop to discuss shoulder repairs for areas of the road that were repaired September 2017; no members invited**

Directors in attendance: Freeman, Hoppensteadt, Ish, Roland, and Shamus.

**President Roland called the meeting to order at 10:02 AM.**

**Motion by Shamus, seconded by Freeman** to approve the minutes of the October 18, 2017, meeting as amended. All in favor, motion passed.

Director Ish reported on the seven areas recommended by Truell Grading, Inc. for roadway shoulder improvement. Five of the seven areas will need a base buildup of shale rock with a 3" dirt capping and two others dirt only. Mr. Truell will coordinate the work with Shaun Smith Landscaping so that the dirt can be grass seeded as he is finishing up. After some discussion the following motion was passed. The areas to be repaired and materials used are a part of these minutes (Appendix 1).

**Motion by Ish, seconded by Shamus** to approve accepting Truell Grading, Inc.'s bid of \$7,570.00 for the shoulder repair of seven areas listed on Appendix 1 with a shale rock base (where needed) and 3" inch dirt overlay for eventual grass seeding. The motion also includes hiring landscaper Shaun Smith to lime, fertilize, and grass seed the dirt overlay as soon as the dirt is applied. The total expense for both projects is not to exceed \$11,000.00. All in favor, motion passed.

**President Roland asked to discuss the following two topics:**

1. SBG's suggestions for replacing the pillars at the front gate:  
Board liaison Curtis Ish reported that the committee suggested one-way tire shredders at the front exit gate to prevent vehicles from going through the gate in the wrong direction. The board declined this suggestion for liability concerns. The second suggestion was another gate hinged at right angle to the closed exit gate which could be temporarily swung into the exit gate lane to allow turn around traffic to proceed ahead. This suggestion was questioned because of the fear that the gate would be pushed open by trucks instead of manually being moved. Also, it was feared that the gate would be swung open into the exiting lane and not returned to its starting position blocking off people wanting to exit the community. President Roland suggested we paint the pillars to see if the community would find them more acceptable. Ish volunteered to do this before the November open meeting.
2. Director Hoppensteadt reported that the clubhouse and deck repairs would start next week and the deck would have to be closed while the railing was being fixed. Hoppensteadt was reminded that the clubhouse is rented the weekend of November 10. He will work it out with the contractor.

**At 10:40 AM President Roland called to adjourn the meeting,** motion by Ish, seconded by Shamus, all in favor. Motion passed.

The next HOA closed budget workshop board meeting is 9:30 AM, Wednesday, November 15, 2017. The next public open meeting is 7:00 PM, Wednesday, November 15, 2017.

Respectfully submitted, Curtis Ish, Secretary HOA

.Appendix 1

Truell Grading, Inc.

October 25, 2017

Areas to be repaired

1. West side of Mesa Trail 200feet from top to just above the area of recent reseeding:  
Materials needed: 6 truckloads of shale rock at \$250.00 per load, 8 truckloads of clay dirt at \$140.00 per load
  
2. North side of Sierra Trace Road across from Mesa Trail entrance:  
Materials needed: 1 truckload of shale rock, 2 truckloads of clay dirt
  
3. North side of Sierra Trace Road 200 feet west of Mesa Trail (adjacent to newly repaired road):  
Materials needed: 1 truckload of shale rock, 1 load of clay dirt
  
4. South side of Sirocco Road across from Mistral Trail:  
Materials needed: 1 truckload of shale rock and enough rip rap rock to build three of four more dams to slow the water down as it comes from the top of Sirocco Road.
  
5. North side of Sierra Trace Road adjacent to new repair in front of the Millers (579 STR):  
Materials needed: 1 truckload of clay dirt
  
6. West side of Tor Court, adjacent to new repair in front of the Roland property (195 TC):  
Materials needed: 1 truckload of clay dirt
  
7. West side of Palisades Trail, 50 feet from the top of Sierra Trace Road:  
Materials needed: 2 scoops of shale rock, 1 scoop of dirt (will get from other deliveries)

Total material: 9 truckloads of shale rock at \$250.00 per = \$2,250.00  
13 truckloads of clay dirt at \$140.00 per = \$1,820.00

Total material: \$4070.00