

**Minutes of The Springs at High Rock, Inc. HOA Meeting, September 4, 2017
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Closed workshop to discuss paving bids and ARC violations, no members invited

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

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

IRC board liaison, Tony Freeman introduced the committee's recommendations and cost for several road repair and seal coating projects that the committee would like to have done this fall. The list and bid price are a part of the minutes in Appendix 1. The two companies that won the bid for the projects are Ruston Paving Company and Pave All Company. President Roland asked if the committee checked references for the companies. Freeman reported that Ruston did the Lawson's Lookout repair job with board satisfaction. Freeman also reminded the board that getting any contractors to work in The Springs was difficult.

Motion by Hoppensteadt, seconded by Roland to award the contracts to Ruston Paving Company and Pave All Company as described in Appendix 1 for a total of \$43,125.00. Freeman, Hoppensteadt, Ish, and Roland in favor, Shanus absent. Motion passed.

RFC board liaison, Al Hoppensteadt, advised the board that he expects to submit an out-of-meeting motion to allow the low bidder to begin the clubhouse repairs and west side painting promptly so that the contractor can begin the work in warm weather.

The board went into executive session to discuss ARC violations.

Director Hoppensteadt suggested that that members who have been found to be in violation of our Covenants, Restrictions and Conditions or the ARC regulations and have been sent a warning letter and chance to have a hearing as outlined in NC GS 47F, should be referred to our attorney for any further communications.

President Roland advised the board that he will be sending us a written recommendation for the formation of a new subcommittee. This committee will be asked to develop a master plan for the future of our clubhouse amenities. He recommends that the subcommittee be composed of at least one member from the SBG, the ARC, and the IRC plus four at-large members.

Motion by Ish, seconded by Roland to adjourn at 10:37 AM all in favor, motion passed

Next meeting September 21, 2017 10:00 AM

Respectfully submitted, Curtis Ish, Secretary of the HOA

Appendix 1 (Ruston Paving and Pave All bids) on page 2

Appendix 1:

IRC COMMITTEE

August 28, 2001

Listed below, is a summary, of the attached two quotes for repairs on the roads and clubhouse parking area in The Springs:

Quote 1 (after pool closing September 10, 2017)

Ruston Paving Company **\$ 4,275.00**

Paving/sealing and marking of the Clubhouse Parking Lot and circular drive around fountain

Quote 2

Pave All Company (October 2017) **\$18,500.00**

Crack filling on all roads with the exception of the following:

Sierra Trace (recently Paved area)

Dale Brook Court

Point View Court

Lawson's Lookout

Boulder Ridge Drive

Cascade Creek Plateau Lane

Pave All Company (ASAP) **\$19,900.00**

Road Repairs for the following:

Rocky Cove (three areas)

Sierra Trace (three areas)

Mesa Drive (two areas)

Tor Court

Pave All Company (ASAP) **\$ 450.00**

Gator Paving on Mistral (surface repair)

TOTAL: **\$43,125.00**