



## HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION

### ANNUAL MEMBERSHIP MEETING

September 5, 2009

#### Members Present---

Bob & Trilby Wall, Rick & Ann White, Pat & Sherry Herlehy, Claude & Kay Frances Shepherd, Ben & Hazeline Stroup, Janet Johnston & Duayne Esarey, Robert & Janice Landen, Jerry & Adele Willard, John & Gay Cass, Steve & Vickie Bright

Bob Wall called the Annual Meeting of the HEPOA membership to order at 1820 at the home of Pat & Sherry Herlehy after a hearty meal and fellowship.

#### TREASURER'S REPORT---Sherry Herlehy

See printed reports. Sherry shared that 3 owners did not pay annual dues and liens have been placed upon their properties. The Board has decided to create an account called a "Capital Reserve Account" to be dedicated for road maintenance expenses. The Board has decided to transfer \$5,000 into this capital reserve account right now and starting in 2010, 40% of the annual dues will be directed to this account each year.

#### REVIEW OF MINUTES, SECRETARY--- Ann White

Most significant action identified as incorporation of the Association and adoption of by-laws July 15, 2008. Also Executive Meeting in May identified goals for 2010 being work of two committees: Architectural Review Committee (Members – Pat Herlehy, Chair; Ann White, Bob Hughes, Don Hedrick) and the Beautification & Maintenance Committee (Members – Claude Shepherd, Chair; Trilby Wall, Kay Frances Shepherd, Rick White).

#### PRESIDENT'S REPORT-

Bob thanked the many people for their hard work on behalf of HEPOA. Bob reviewed the by-laws concerning electing three new directors to the board for 2010. Requests were made if anyone is interested in being on the board, to write their names in on the ballot which so far includes John Cass,

Bob Hughes, and Bob Wall as nominees. Also if anyone is interested in being President, to write their names in on the ballot as the officers for 2010 will be selected from the board as soon as the new board members are determined. Ballots to vote for the board will be sent to all members who are not in attendance.

Bob distributed copies of the board approved changes to the Restrictive Covenant which are necessary due to the reorganization. The major changes are summarized as follows:

1-All references in the Covenant to Owner or Developer were changed to Heritage Estates Property Owners Association, referred to as HEPOA.

2- No home, building, or other structures shall be constructed, erected, placed or altered on any lot until the proposed building plans, specifications, exterior color or finish, and plot plans showing the proposed location of such building or structure, drives and parking areas, including plans to control ground water run-off, have been approved in writing by the Architectural Review Committee of the ASSOCIATION.

3-A New addition was added; "Every Property Owner shall insure their buildings for the replacement value against loss by fire or other hazards".

4- A New addition was added; "Every Property Owner shall have the duty and responsibility to inform the Association in writing of any change of ownership of the property, the Property Owners current address and any other pertinent information. "

5-Paragraphs renumbered to reflect these changes.

All members will receive a copy of the original text along with the highlighted changes and additions so everyone can see the changes. Rick and/or Sherry will be registering the new restrictive covenants with the Ashe County Register of Deeds. Every year with the annual dues notices, the members will receive a copy of the restrictive covenant and the Architectural Review and Approval Process document. Any lot owner who is contemplating constructing, erecting, placing, or altering any structure on their lot must contact a member of the Architectural Review Committee (Ann White, Pat Herlehy, Bob Hughes).

ADJOURN---

Meeting adjourned at 1900.

Respectfully Submitted:

*Ann White*, HEPOA Secretary