



HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

July 31, 2010

Board Members Present---

Bob Wall, Rick White, Ann White, Bob Hughes, Pat Herlehy, Sherry Herlehy

Board Members Absent---

John Cass, Eloise Stewart, Janice Landen

Rick White called the meeting of the Board to order at 1530 at the home of Rick & Ann White.

TREASURER'S REPORT, TREASURER--- Sherry Herlehy

Action: Motion made and all agreed to move said amount from general fund into Capital Improvement Fund.

NEW BUSINESS, PRESIDENT --- Rick White

Damage to subdivision roads from cable installation:

SkyBest and Northwestern Utilities acknowledge the damage throughout the subdivision and have agreed to make required repairs. Much discussion about road integrity and what will be required in the future to maintain, necessity of sealing the roads. Rick shared release of liability form that Northwestern Utilities requests to be signed once the BOD inspects repairs and are satisfied with the repair work.

Action: Rick will continue to work with about entities to resolve issue to HEPOA's satisfaction. Board members request clarity on technique that will be used to fix edge of road going down Heritage River Road to the entrance.

████████ Annual Dues past due:

Second notice sent for ██████. Lien taken on ██████ as no response to second notice.

Action: If no response to second notice, then will take out Lien on ██████.

Landscaping at the Entrance:

Everyone is quite satisfied with the result. Discussion about unfortunate theft of plants but all felt resolution was satisfactory and fair (net additional cost of \$210.00). Still missing four plants. Suggestion made by Sherry and Pat to transfer 4 plants right on the road to replace the 4 missing plants as they will end up being damaged from snow plowing anyway.

Action: Pat, Sherry, Ann, & Rick will transplant the scrubs in fall.

Northwest Lawn Maintenance:

All felt they have been doing a good job. All agreed that we do not need to have scheduled week control as they suggested. We will just do spot weed control when needed. Also all felt that they should be maintaining area around the gazebo on a regular basis and that be part of their regular work.

Action: Sherry will discuss maintenance around the gazebo with NW.

Board of Directors Nominees for 2011 Board:

Sherry, Janice and Ann's Directorship is complete this year. No other member has expressed interest after recent notice.

Rick White, Pat Herlehy, and Eloise Stewart – Term ends at end of 2011

Bob Wall, John Cass, Bob Hughes –Term ends at end of 2012

Action: Sherry, Janice and Ann's name will be placed on the 2011 ballot with options for write-in candidates.

Well Rights:

Bob Wall produced an agreement between the Wall's and Juanita Gesling (original developer) concerning well rights for their lots. Much discussion about other agreements that might have been made concerning access to various wells that HEPOA is not aware of. All agreed that the role of the BOD of HEPOA is not to mediate any resolutions about well rights.

Action: The BOD will direct all questions or issues related to well rights to be resolved by the specific parties involved with their own legal counsel. Ann will retain a copy of Bob & Trilby Wall's well agreement for the official HEPOA records.

ADJOURN---

Meeting adjourned at 1700.

Respectfully Submitted:

*Ann White*, HEPOA Secretary