



HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION

ANNUAL MEMBERSHIP MEETING

August 21, 2010

Members Present---

Bob & Trilby Wall, Rick & Ann White, Pat & Sherry Herlehy, Ben & Hazeline Stroup, Robert & Janice Landen, John & Gay Cass, Dean & Jean Powell

Rick White 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.

Rick thanked Pat & Sherry for the use of their home for the meeting, and wished them a Happy Wedding Anniversary. Rick also thanked the HEPOA Board Members for their active participation this past year in making decisions about the major projects and issues HE has faced.

TREASURER'S REPORT---Sherry Herlehy

See printed (attached) reports.

General Fund Account

Started out 2010 with ~\$6,000, took in ~\$9,000 with 2010 dues.

Mowing cost \$1800.

Snow removal \$300.

Utilities ~\$265.

Office supplies ~\$146.

\$6000 moved into Capital Reserve Account.

Capital Reserve Fund

Started out with \$11,000

Road maintenance work in the fall cost ~\$2100.

Front entrance landscaping cost ~\$4700.

## PRESIDENT'S REPORT-

Entrance Landscaping Project: Many have expressed approval with entrance landscaping outcome. Within days of planting several plants were stolen. Positive resolution of issue with Northwest Landscaping resulted in additional cost of ~\$210. Four more plants were then stolen. Plants close to road will be transplanted this fall to finalize the project. Future plans for entrance/road improvement will be to create a barrier system on the curve coming down Heritage Road to prevent car going over drop-off. The Board will generate ideas which will include boulders or railroad tie fence system with cost and submit to Association for vote.

Road maintenance: Work that was completed in the fall really helped to maintain road integrity after very hard winter. However, unfortunately, the roads were damaged during installation of the fiber optic cable. Damage was addressed with SkyBest who had contracted with Northwestern Utilities (Appalachian, Timber Solutions) who placed the cable and damaged the roads. Northwestern Utilities then hired Tri-County Paving to fix the roads. Resolution of issue with these companies has been positive and responsive. A release from litigation for Northwestern Utilities will be signed once Board agrees all repairs are to our satisfaction. Road repairs included tacking, asphaltting, and rolling in many areas along with placing rip rap in ditch to one area that was eroded following installation.

Nominations for 2011 BOD: Ballots were shared. Ballots will be sent to membership, write in candidates are also possible.

Water Right Agreements: During open forum discussion ensued regarding various water rights agreements in the subdivision. Some lots have their own wells with no water right agreements, other lots have water right agreements regarding shared wells that are recorded with their deed. At recent BOD meeting, the BOD agreed that the role of BOD of HEPOA is not to mediate any resolutions about any water right issues. The BOD will direct all questions or issues related to water rights to be resolved by the specific parties involved with their own legal counsel.

Neighborhood Watch Program to Prevent and Reduce Criminal Activity in HE: Due to the recent thefts of plants and break-in with theft at one home, everyone is encouraged to have a higher awareness of activity in the subdivision. Communicate with your neighbors when you will be gone and request periodic property checks. Look out for your neighbor's property and any suspicious activity in the subdivision when you are out and about. Do not hesitate to call the sheriff's department to investigate anything of concern.

ADJOURN---

Meeting adjourned at 1900.

Respectfully Submitted:

*Ann White*, HEPOA Secretary