



HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

June 20, 2011

All Board Members Present---

Rick White, Ann White, Bob Wall, Bob Hughes, John Cass, Janice Landen, Eloise Stewart

Rick White called the meeting of the Board to order at 1830 via audioconference.

TREASURER'S REPORT, PRESIDENT--- Rick White, Janice Landen

As of April 30, 2011 there is \$15,203.90 in the General Account and \$4101.37 in the Capitol Reserve Account.

Action: Motion made and all agreed to move 40% of revenue generated from dues from General account into Capital Reserve account. Janice mentioned that the bank made her aware that there needs to be annual activity on the Capitol Reserve Account so that the account remains active. Janice will monitor the date activity needs to occur by and move the said funds before then.

Lot [REDACTED] Annual Dues past due:

Second notice sent.

Action: If no response to second notice, then will take out Lien on Lot [REDACTED]. Ann will secure process for taking out a lien from Sherry Herlehy and complete that in July.

NEW BUSINESS, PRESIDENT --- Rick White

Gazebo Restoration:

Gazebo is in bad shape as it has not had any restoration. An estimate from Northwest to power wash and to restrain it is \$500.00. Also a few spindles need to be replaced. Adjacent property owner will need to be contacted to allow use of water supply for power washing.

Action: All in agreement that the gazebo repair should proceed. Funds will come from regular account. Rick will report progress he makes on project.

#### No Trespassing Sign:

Several people have expressed concern about non-property owners using common areas. Janice relayed incident of non-property owners using common area to launch boat and leaving truck parked there for several hours. Sheriff Department was called and without a sign, nothing can be enforced by them. Discussion ensued about message on sign and where signs should be located.

Action: All agree that we need two signs, one on curve of road entrance instead of right at entrance and sign at common area. Rick will contact sign company and finalized verbiage. Sign will be made from material that can withstand weather.

#### Northwest Lawn Maintenance:

Rick made contact with Northwest and has received history of their mowing. Rick will use that to guide in the future when to start the mowing in the spring and when to end in the fall. All agreed the right of way mowing looks very good and are pleased with Northwest. Also that the entrance landscaping looks really good this year as the plants have matured and settled in.

Action: All agreed to continue with Northwest.

#### Heritage Estates Entrance Sign:

Sign is deteriorating. Discussion that sign will deteriorate to point of no return over the next winter.

Action: Eloise will look for history of sign in papers from original developer and contact a few sign companies to get estimates for refurbishing the sign and re-cementing the rocks back onto the stone pillars.

#### Road Maintenance:

Rick contacted road paving company who did the road work last summer. Tri-County does not recommend "sealing" roads in residential neighborhoods because sealing does not allow the paved surface to breath. This will cause the road to deteriorate faster. They recommend tar and then a layer of gravel and area patching as the first option as opposed to total resurfacing with asphalt. Rick has asked for an estimate of this gravel tar option to have in reserve so that the HEPOA can plan and continue to save money for any future road work that will be needed.

Action: Rick will share estimate at next board meeting.

#### Board of Directors Nominees for 2012 Board:

Rick White, Pat Herlehy, and Eloise Stewart – Term ends at end of 2011. Sherry Herlehy will also resign. This results in the need for 4 board members to be elected. Rick and Eloise agree to be re-nominated for the board. Suggestions for the two additional board members requested. Names were nominated.

Action: Rick and Eloise's name will be placed on the 2012 ballot with other nominees if they agree along with options for write-in candidates. Nominations will be sent to members with Annual Meeting notice to allow opportunity for write-in candidates. Voting will occur at the annual meeting and ballots sent to members who cannot attend.

Fall Membership Meeting:

Date selected is Saturday August 20<sup>th</sup> 5:00 Meeting, then Dinner. Location tentatively is at Smoky Mountain Barbeque in West Jefferson.

Action: Rick will confirm date with SMB and reserve room. Ann will send notice.

Architectural Review:

In accordance with the HEPOA Architectural Review procedure, Rick and Ann White shared that they are having their outside back deck structure shored up and a new railing system built due to ice damage from two winters ago.

Action: All agreed plans were in accordance with covenant.

Evaluation of Using Audioconference:

All agreed that using audioconference worked very well due to ease of connectivity. Service was easy to use and audio was very clear.

Action: Will strongly consider using again.

ADJOURN---

Meeting adjourned at 1945.

Respectfully Submitted:

**Ann White**, HEPOA Secretary