



HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION

ANNUAL MEMBERSHIP MEETING

August 20, 2011

Members Present---

Dean & Jean Moore, Bob & Pat Hughes, Robert Landen, Ben & Hazeline Stroup, Warren Worley, Jerry & Adele Willard, Larry & Diane Hood, John & Gay Cass, Duane Esarey, Bob & Trilby Wall, Rick & Ann White

Rick White called the Annual Meeting of the HEPOA membership to order at 1750 at the Smoky Mountain Barbeque after a hearty meal and fellowship.

Rick welcomed new members to association who have purchased property in the last year: Chris & Jane Glass Lot 18 from Jefferson NC, Larry & Diane Hood Lot 19 from Monroe NC, and Sandra Ziglar Lot 43 from Raleigh NC.

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. Jean Moore said a blessing for the HE community.

TREASURER'S REPORT---Rick White

General Fund

\$9464.44

Capitol Reserve Fund

\$8,421.37 (40% of annual dues were deposited into this account)

Major Expenses

- Mowing of right-a-ways by Northwest. Rick will monitor when to stop this service for the season.

- Gazebo restoration. Rick stated that the cost was \$300.00, \$200.00 less than the \$500.00 estimate due to negotiations with Northwest. The HEPOA would like to thank Mike & Paula Shepherd for allowing Northwest to utilize water from their well for the power-washing. All agreed that keeping the gazebo in good shape is important as it may be difficult to replace a new structure by the river as we would more than likely have Grandfather clause issues.

PRESIDENT'S REPORT-

Security Issues/Signage: The BODs has approved the addition of security signs to the entrance of HE and down by the Gazebo. Rick shared graphic examples of what the signs would look like and what they would say – “NO TRESPASSING, SOLICITING, OR LOITERING, VIOLATORS WILL BE PROSECUTED” AND “WARNING – NEIGHBORHOOD WATCH, OUR NEIGHBORS ARE WATCHING TO REPORT ANY SUSPICIOUS ACTIVITY TO OUR LOCAL LAW ENFORCEMENT AGENICES”. With the addition of these signs, if a trespasser is identified, law enforcement can be called and the person can be officially trespassed. Rick has already contracted with company right down on Hwy 163 called Sign, Signs, Signs Inc. and they will make three signs for \$250.00 that will be placed on 4x4 treated posts. Members present unanimously agreed that the green color was more noticeable.

Heritage Estates Entrance Sign: The BODs also approved obtaining an estimate of what it would cost to refurbish the HE sign at the entrance as it is need of some work from all its exposure to the weather. The same sign company can do this for \$300. All agreed this sounds like the best plan.

Road maintenance: Rick shared that he is in the process of obtaining information on estimated costs for gravel tar resurfacing of HE roads so that BODs knows what the goal should be as far as funds in Capital Reserve account.

Architectural Review Board Activity: Rick shared that the architectural review process outlined in the addendum to our covenant and bylaws is working well. The following members have sought approval for work done on their property that involved changes besides paint and repair to existing structures with same material:

Rick & Ann White – shored up deck and added new decorative railing system , Larry & Diane Hood – added screened-in porch to back of house, Chris & Ginger Jordan – will be expanding their deck.

Nominations for 2012 BOD: Ballots were shared. Ballots will be sent to membership, write in candidates are also possible but only for self as calls for nominations did not produce any additional candidates. One vote per lot.

List of HEPOA Members with Contact Information: Discussion resulted in request to distribute the list of names of HEPOA members along with their contact information. Many felt this would be useful if there is a question about security at an individual property i.e. such as if owner has guests coming to stay but owner is not there – other property owners would not recognize these guests which would raise security concern. Everyone having a list with contact information would allow property owner to be called

directly with any security concerns. Ann has updated list and will let members know with next mailing that unless she hears otherwise from individual property owners, she will distribute it with annual dues letter in December.

ADJOURN---

Meeting adjourned at 1820.

Respectfully Submitted:

Ann White, HEPOA Secretary