



HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 18, 2012

Board Members Present---

Rick White, Ann White, Bob Wall, John Cass, Janice Landen, Eloise Stewart, Dean Moore, Jean Moore

Unable to participate - Bob Hughes

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

ENTRANCE SIGN

Sign should be remounted end of this week. Sign totally refurbished structurally and aesthetically. Posts will also be repainted. The sign will be remounted flipped so opposite side is now exposed to the sun. Discussion ensued about applying new mortar to rock pillars. Rick received a quote of \$75. Dean Moore and Robert Landen also offered to complete the work.

Action: All agreed that if Dean and Robert are amenable to completing the work, that option was selected. Dean stated he would be glad to complete the work, will contact Robert to work together and will be reimbursed for supplies. Rick offered to apply a sealer to the rock after work is completed to add longevity to the mortar. Dean will also use a special caulk in certain areas during the remortaring to stop water seeping into deep cracks based on Robert Wall's recommendation.

LANDSCAPING WORK

Rick received two quotes (Northwest Landscaping, Mountain Home Security & Landscaping [Evan Roten]) for landscaping the common areas to include front entrance, front entrance to the right of drive, space behind mailboxes, and flower bed at intersection of Timbersong and Heritage River. Discussion of different aspects of quotes. Work to be done will include - - weeding three landscaped areas, mulching, cutting dead out of plants, removing encroaching plants, foliage and creating a more defined line of landscaping behind mailboxes.

Action: Board voted majority to go with Evan Roten's lower quote that included more work in order to expand opportunities to work with other vendors along with Northwest.

TREASURER'S REPORT, TREASURER--- Jean Moore

As of April 30, 2011 there is \$15,577.15 in the General Account and \$8421.37 in the Capitol Reserve Account. Jean has acquired full checking writing authority and stated that she needs to buy new checks. Jean shared that 7 members have not paid their annual dues – lots [REDACTED]. Jean has sent a second notice. Ann reviewed Bylaws that state on page 11 that once the due date is past for annual dues, the member will accrue per annum 10% interest for the amount post due.

Action: Motion made and all agreed to move 40% of revenue generated from dues from General account into Capital Reserve account. Jean will send out third notice with amount due inclusive of 10% interest and notification if the dues are not paid a lien will be taken out against the property. Jean will buy new checks.

ROAD MAINTENANCE

Some road deterioration has occurred on Heritage River Road coming up the hill. Rick will continue to monitor. Rick shared the concept of charging property owners an Impact Fee when improvements or building on their property requires heavy equipment to be used. This heavy equipment puts wear and tear on the roads and some subdivisions have as part of their bylaws a set impact fee that is charged. Members expressed interest in possibly adding this to the bylaws.

Action: Rick will gather information and present proposal to the board to consider an addendum to the bylaws.

OPEN FORUM

Rick pointed out that there is a dead tree in the common area behind mailboxes that needs to come down as it potentially could damage the mailboxes if a limb came down. Members agree that it should be removed and asked to see if Evan Roten could include that in his work for an additional fee.

Action: Rick will generate a quote and if \$200 or less, he will proceed with having the tree removed.

HE WEBSITE

Ann offered to explore cost of setting up website for HE. All agreed this would be nice to have.

Action: Ann will explore cost and present proposal.

BOARD OF DIRECTORS NOMINEES FOR 2013 BOARD

Bob Hughes, Bob Wall, and John Cass' term will end this year. Bob Wall and John willing to be re-nominated. Dean agrees to serve a 2 year term in order to readjust the director attrition to match bylaws (3 directors nominated each year).

Action: Bob Wall and John Cass' name will be placed on the 2013 ballot with options for write-in candidates. Bob Hughes will be contacted to confirm if he wants to be re-nominated. 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 18th - 5:00 Dinner, then Meeting. Location tentatively is at Smoky Mountain Barbeque in West Jefferson.

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

ADJOURN---

Meeting adjourned at 1945.

Respectfully Submitted:

Ann White, HEPOA Secretary