



HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION

ANNUAL MEMBERSHIP MEETING

August 18, 2012

Members Present---

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

Rick White called the Annual Meeting of the HEPOA membership to order at 1705 at the Smoky Mountain Barbeque.

PRESIDENT'S REPORT-

Entrance Sign

The HE sign at the entrance is now fully refurbished. Rick thanked Dean Moore for the additional masonry work he did on the top to maintain the stone.

Landscaping

The entrance flower bed was mulched. Weeding was not done as well as requested and this was addressed with the vendor. Dead tree was removed and additional brush on bank behind mailboxes and the right of entrance with a more definitive landscape line created with existing shrubs.

Road Maintenance

Forty per cent of annual dues go into the road maintenance (Capital Reserve) account which was created for road maintenance. After discussions with the Board of Directors, Rick outlined a proposal to raise annual dues by \$100.00 with 100% of that money going into the Capital Reserve account to be in reserve for road maintenance. The main rationale for this proposal is to allow property owners a more manageable way to afford for future road work in a gradual savings plan than to be faced with a large

assessment all at once. An assessment will probably still be necessary in the future but at least with more money in the Capital Reserve account, it won't be as large. Rick opened the discussion to those present. Many commented that paying small amounts now would be more feasible now than a huge assessment in the future. Others shared experiences in other communities that the assessment fee for each lot can be thousands of dollars if there is not a proactive plan for such. Idea brought up about Road Impact fee that when a lot is resold, house being built, an assessment is made to offset any damage to the road from heavy equipment. Board members stated that idea has been discussed and may be considered in the future.

Motion made to raise annual dues by \$100.00 so the annual amount will be \$300.00 with \$100.00 of that \$300.00 going into the Capital Reserve Account.

Motion was seconded. Ann explained that because of the important nature to this vote, members might feel more comfortable with a silent ballot. Silent ballot distributed and collected.

HE Website – Ann White

Ann described how to obtain website and available names. Motion made to have BOD decide about website.

Motion seconded.

Member of board made motion to establish website. Motion to have heritageestatesashecounty.org as our website.

Motion seconded.

Treasurer's Report - Jean Moore

See attached report.

Security in the Neighborhood

Rick stressed that with the addition of the "No Trespassing" signs, if a trespasser is identified, law enforcement should be called as the person can be officially trespassed.

Open Forum

Request made that property owners are willing to address the weeds that grow in the entrance flower beds if the association is willing to buy the "Weed Killer". Board member made motion and there was a second by other Board Member that the Association will reimburse for purchase of weed killer.

Three or four property owners shared concern over noise in the subdivision. Specific examples were provided. Rick stated that he would address with specific property owners. He requested that if there is a concern about rental properties and their sporadic guests, that addressing the concern at the immediate time will help the property owner address it with the rental company. He stated that

everyone has everyone else's contact information and the respective property owners have been very responsive in the past to any feedback.

Nominations for 2013 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.

Prayer was provided by Trilby Wall asking to bless our community, strengthen our fellowship, and in memory of Patrick Herlehy.

ADJOURN---

Meeting adjourned at 1900.

Respectfully Submitted:

Ann White, HEPOA Secretary