



HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 17, 2013

Board Members Present---

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

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

TREASURER'S REPORT, TREASURER--- Jean Moore

As of March 30, 2013 there is \$17, 132.03 in the General Account and \$12, 661.37 in the Capitol Reserve Account. Jean shared that 7 members have not paid their annual dues – lots [REDACTED]

Bylaws 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.

Lot #29 has not paid dues for 2 years. Lien was taken against property which expires this month. Next action would be notice that legal action may be necessary.

Action: Jean will move 40% of revenue generated from dues from General account into Capital Reserve account (\$6,360.00). Jean will send out a second notice via certified letter to lots that have outstanding dues.

COVENANT EDITS

Covenant will be changed to reflect change in annual dues to \$300.00 based on member vote last Fall.

Action: Ann will work on making edits to Covenant, get Board signatures, and then file with Clerk of Courts.

ROAD MAINTENANCE

Some road deterioration has occurred. Board agrees to contact a number of contractors to provide recommendations and quotes for work that needs to occur this year. Rick and Dean will mark areas of concern that will be part of quote. Much discussion about exploring process for DOT support for our roads.

Action: Dean and Rick will mark road and contractors will be contacted. Plan will be to explore DOT support for road. Dean will start process.

LANDSCAPING WORK

Rick and Ann did some pruning of plants that needed to be cut back at HE entrance. Permanent residents requested to start mowing. Request also made to get quote on weeding and spraying Roundup at entrance monthly. All felt no additional mulch was needed this year.

Action: Rick will contact Northwest to start mowing. Rick will assemble quotes for work at entrance.

HE COMMON AREAS

Rick mentioned that shags on roof of gazebo are loose. Gay mentioned that the street light by mailbox is possibly out. Bob requested discussion about need for safety rail on Heritage River Road coming down the hill by the entrance. Much discussion about the need for this especially after this winter and all the ice.

Action: Rick will evaluate the Gazebo situation to see if it will be a quick fix or if we need to get a contractor quote. Dean will investigate the light and contact BREMC. Eloise will investigate some options for guard rail and call different people.

HE WEBSITE

Ann apologized for delay in website being set up due to family situation.

Action: Ann will prioritize website development.

BOARD OF DIRECTORS NOMINEES FOR 2013 BOARD

Ann White, Janice Landen, Dean Moore – Term ends at end of 2013

Action: 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 17th - Dinner right away at 5:00, 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