



HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION

ANNUAL MEMBERSHIP MEETING

August 17, 2013

Members Present---

Jerry & Adele Willard, Diane Hood, John & Gay Cass, Bob & Trilby Wall, Rick & Ann White, Jimmy & Jackie Copeland, Tim & Lisa Coggins, Jim & Eloise Stewart

Prayer was provided by Trilby Wall asking to bless our community and strengthen our fellowship.

Rick White called the Annual Meeting of the HEPOA membership to order at 1745 at the Smoky Mountain Barbeque. All welcomed new members Jimmy & Jackie Copeland of West Jefferson and Tim & Lisa Coggins of Sanford N.C.

PRESIDENT'S REPORT-

Treasurer's Report - Rick White

See attached report. We have additional payments going out for June (paid in July) and July (due in August) to Northwest for mowing, etc. Each month the charges are for \$700.00. The only other major item on the agenda is the road repair and that check should come from the Road Maintenance fund (See agenda item below).

Outstanding Dues

Heritage Estates has 56 lots, owners of 54 lots paid their dues. There are two lot owners who have not paid their dues, one for two years. Letters that will be sent were discussed and available for review.

Covenant Revision

Revision to the covenant is complete and all the Board Members have signed it. The next step will be to file it with the Register of Deeds. Ann and Rick will complete soon.

Road Maintenance

In May the Board approved securing paving contractor Shatley Constructions to repair subdivision roads for \$2,800.00. Paving was completed early August with satisfaction by all who have offered comments. Rick proposed there is a need to secure a contractor with appropriate mowing/cutting equipment to cut back vegetation that is encroaching on the right of way of the roads. All in attendance agreed. This project will be attempted early Spring 2014 before foliage starts.

HE Website – Ann White

Ann thanked Duane Esary and Janet Johnson for their assistance in getting the HOA website off the ground. It is still in a very primitive state. The website is www.heritageestagesashecounty.org The goal will be to add all the HOA documents and eventually minutes from all the meetings to reduce use of postal mail. Ann asked for members to send her special picturesque seasonal pictures from HE that have been taken over the years to add to the website.

Nominations for 2014 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.

Railing System for Heritage River Road

Idea proposed in the Spring to install a railing system on the road coming into the community. Several members voiced concerns that area of the road is unsafe in the winter due to ice. Motion passed to establish a committee to develop a plan to contact contractors for estimates. Robert, Jimmy and Bob volunteered.

Mailboxes

There are only 20 boxes and right now there is only one not assigned. Because we are close to capacity, some point in the future we may have to purchase another section of mailboxes.

Security in the Neighborhood

No trespassing signs are working. Everyone is pleased and feel that they do not see aberrant traffic as much as before the signs. A community watch mentality is still highly encouraged to deter any criminal activity. Ann will again distribute up to date member contact information with the dues notice for members to contacts other members with any concerns about security or suspicious activity.

Gazebo at River

It was pointed out that the shake roof has some sections that need attention. Eloise suggested a metal roof. Plan is to revisit at the Spring 2014 Board meeting.

Cedar Trees at Gazebo

Proposal made to trim or cut some of the cedar trees by the gazebo that have grown so large they are impeding the view of the river and acting as an access barrier to and from the river for boating or fishing activities. Different options were vetted. Option selected by attending members was to cut two cedars down on either side of the big rocks that create a path to the river. Chris Jordan has offered to do the work.

Formal Fire Pit

Ann suggested creating a more formal fire pit by the gazebo. Much discussion about different options. After discussion members at the meeting volunteered supplies and labor to install one from cinderblocks. Will await member feedback after some use to see if a more decorative fire pit is preferred.

ADJOURN---

Meeting adjourned at 1845.

Respectfully Submitted:

Ann White, HEPOA Secretary