



HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 22, 2014

Board Members Present---

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

Absent: Janice Landen

Dean Moore called the meeting of the Board to order at 1830 via audioconference.

TREASURER'S REPORT, TREASURER--- Jean Moore

As of March 30, 2014 there is \$21,092.80 in the General Account and \$16,221.37 in the Capitol Reserve Account (road maintenance).

Jean shared that 8 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. Registered letters will be sent to owners of lots [REDACTED]

Lot [REDACTED] has not paid dues for 3 years. A lien was taken against property which expired. Next action would be notice sent via registered mail 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 notice via certified letter to lots that have outstanding dues.

CUTTING BACK RIGHT OF WAYS

Rick shared information he has aggregated concerning vendors to cut back right of way. Members agreed to this action at 2013 annual meeting. There is a company in Miller's Creek called M & D Mowing that has the needed equipment. They charge \$100 per hour from the time they leave Miller's Creek. All agreed to pursue this company but also agreed that someone needs to closely supervise the work to ensure all aspects of restrictive covenant are maintained.

Action: Dean will call this company and get specific information about our needs.

LAWNMOWING

Right of way does not need to be mowed quite yet.

Action: Rick will contact Northwest and instruct them to start mowing in May sometime.

HE COMMON AREAS

Dean mentioned the gazebo roof is in need of repair. Eloise suggested to use roof shingles instead of wooden shags. Bob suggested a person who he knows and Gay suggested another person. 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. Gay stated that two members have offered to fashion an aesthetic safety rail with landscape timber.

Action: Bob, Gay and Rick will contact mentioned people to get quotes. Dean will contact two members to get update on plan.

BOARD OF DIRECTORS NOMINEES FOR 2013 BOARD

Jean Moore, Eloise Stewart, Rick White – Term ends at end of 2014. Discussion about lack of officers for current year. Eloise declined president role but volunteered for Vice President. Dean volunteered to assume Presidency for the remainder of the year. Ann clarified the process for electing the officers of the board according to the bylaws (elected by board of directors).

Action: Jean and Eloise will place their names on the 2015 ballot to be considered for reelection. Rick will decide by August. Other property owners were suggested as possible board members. 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.

LIABILITY INSURANCE FOR POA BOD

Bob requested inquiry of the cost of liability insurance for the board. All agreed this is necessary as the financial accounts continue to accrue more money.

Action: Jean will seek out price of insurance.

HE WEBSITE

Ann apologized for delay in website being set up due to lack of being able to find technical support for assistance. The next step will be to pay for this support.

Action: Ann will continue to explore website development.

FALL MEMBERSHIP MEETING

Date selected is Saturday August 9th - Dinner right away at 5:00, then meeting. Location tentatively is at Smoky Mountain Barbeque in West Jefferson.

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

ADJOURN---

Meeting adjourned at 1952.

Respectfully Submitted:

Ann White, HEPOA Secretary