



HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION

Board of Directors MEETING

August 9, 2014

Members Present---

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

Additional meeting was called to address concern that was voiced about a Lot owner who has placed an exterior light that is not within code in the common area by the road. A letter will be sent to the Lot owner of such code violation. This prompted a motion to discuss the possibility of amending the Restrictive Covenant to address exterior lighting in HE. Motion was seconded to discuss a suggested amendment that is a common item in many community restrictive covenants:

- Exterior lighting. Light fixtures shall not be installed on any lot that may become an annoyance or nuisance to the residents of adjacent Lots. In addition, residential flood/spot lights must be placed (positioned) so that light does not shine outside the property in a manner which could become an annoyance or nuisance to the residents of adjacent Lots. By exception, homeowners are encouraged to install motion-sensitive flood/spot lights.

Much discussion ensued. Concerns raised included maintaining the essence of a mountain community with minimal light pollution, ensuring restrictions that require architectural review of any additional lighting than the usual motion-sensitive flood/spot lights mounted on structures, the impingement on Lot owner's aesthetics by other Lot owner's lights. Other concerns centered on adding too many restrictions to the community covenant, personal security needs, and the role of the Board in interpreting and enforcing the covenant.

Due to the amount of time this discussion consumed, with the Annual Meeting time fast approaching, a motion was made to defer a vote on the amendment to another time but in the meantime, communication to HE property owners from the Board will include using common courtesy when considering adding exterior light fixtures to Lots, to engage discussion with Lot owners who might be impacted by additional exterior light fixtures and that no exterior lights are allowed within 5 feet of the

road and no additional street lights can be added by the electrical utility company as that is a HEPOA decision, not an individual Lot owner decision.

Board of Directors Liability Insurance

Information was shared about quote for Board of Directors liability insurance as per directed by HE by laws. The main reason is because of the amount of money that is accumulating in HE accounts. Directors and officers liability insurance protects past, present and future directors and officers of for-profit or nonprofit organizations from damages resulting from alleged or actual wrongful acts they may have committed in their positions. The policy provides protection in the event of any actual or alleged error, misstatement, omission, misleading statement, or breach of duty. The quote was for ~\$900.00 for one year. Motion was made to purchase the insurance and all were in favor.

ADJOURN---

Meeting adjourned at 1700.

Respectfully Submitted:

Ann White, HEPOA Secretary