



HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION

ANNUAL MEMBERSHIP MEETING

August 9, 2014

Members Present---

Dean & Jean Moore, Jerry & Adele Willard, Larry & Diane Hood, John & Gay Cass, Bob & Trilby Wall, Rick & Ann White, Jimmy & Jackie Copeland, Tim & Lisa Coggins, Jim & Eloise Stewart, Robert & Janice Landen, Ben & Hazeline Stroup

Dean Moore called the Annual Meeting of the HEPOA membership to order at 1742 at the Smoky Mountain Barbeque.

Treasurer's Report - Jean Moore

See attached report. Emergency expense listed was for large tree to be cut up that fell across Riversound Road.

PRESIDENT'S REPORT – Dean Moore

Outstanding Dues

Heritage Estates has 56 lots, owners of 53 lots paid their dues. There are two lot owners who have not paid their dues [REDACTED], one for two years [REDACTED]. Liens have been placed against those properties and will be maintained. The third lot owner [REDACTED] with outstanding dues sold the lot to another current lot owner. The Board is working towards a resolution of those outstanding dues. **[NOTE to Property Owners:** If Lot ownership transfers from one current lot owner to another and the transaction does not involve a real estate agent, annual dues still need to be paid and the prorated amount by each party should be negotiated at the time of purchase. Also Lot ownership transfers need to be communicated to the Board. Annual dues notices always arrive the beginning of December and dues are to be paid by January 1st in order to not incur added interest.]

Picnic Table

Robert Landen and Jimmy Copeland sanded and re-stained the picnic table at the Gazebo. All thanked them for their volunteer efforts.

Gazebo at River

Three bids have been obtained to replace the roof. The Board will be making that decision once the bids can be shared (last bid just obtained today).

Cutting Back of Roadway Right-of-Way Foliage

Dean Moore and Rick White have evaluated the foliage in the community along the common area and roadway and Dean is assembling bids for the work. The goal is to have a sustainable impact so the roadway is clear for several years as it has been since the inception of the community. However the challenge is to involve the property owners so that no misunderstanding or miscommunication occurs. The length of all the streets in HE is one mile. There may be the need to cut some trees but the main goal is reduction in overgrowth, many limbs, briars and locust trees. Property owners will be notified of the intent and the date. The property owners are encouraged to be present on the day of the trimming. Several Board members will be present and closely monitor the work.

Community Mowing

All mowing is now done on Wednesday. It was moved from Monday. The goal is to request moving the mowing to Thursday or Friday when that day becomes available from Northwest Lawn Care Company.

Board of Directors Liability Insurance

The Board of Directors has voted to purchase insurance for one year 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.

Road Maintenance

There is a hole in the road at the intersection of Riversound and Autumn Run that is marked with orange tape. While the hole is only the size of baseball, under the road is a huge cavity. The situation is probably the result of all the rain this summer. The hole was just discovered on Friday. The paving company that worked on HE roads last year will be contacted to evaluate what needs to be done.

Concern over Tree that will Fall Soon

It has been identified that [REDACTED] has a very large tree on it that is rotting at its base. The property owner will be contacted to develop a plan to address concern for tree falling across the main road. It was discovered and identified by tree service who emergently came to remove the other tree that fell spontaneously.

Nominations for 2015 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.

HE Website – Ann White

The website is www.heritageestagesashecounty.org and is now complete. There is a public section to the website and a member's only section. The login for the member's section is **Canoeoars2** Please do not share that login with anyone. Once you login in on your personal computer for the member's section initially, you will not have to use the login again as your computer will recognize the website. However if you login on a different computer, you will have to enter the login. Under the Member's Only section are all the official documents for HE and all the minutes to Board and annual meetings. Also the HE member list with contact information is included. Communication will go to membership that **as of January 2015 all communication regarding HE will be on the website** along with all meeting notices and minutes with the financial reports. **They will no longer be e-mailed or postal mailed out to members.** The only additional communication that will occur will be annual dues notices which will continue to be sent to individual lot owners via e-mail or 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. All property owners who have not already, are requested to send Ann their e-mail address to reduce the number of postal mailings of annual dues notices. Also any change of e-mail addresses need to be communicated immediately.

Recognition of HE Contributions by Chris Jordan Lot 41

Rick recognized the enhancements that Chris Jordan has made to the Gazebo area by donating supplies and building a more formal fire pit plus placing a grill for all to use. He was also recognized for the support he provided again last winter by keeping the roads clear of snow and ice. He used 30 bags of road deicer which cost him \$5/bag. A motion to give Chis a check for \$150 was proposed and all were in favor.

ADJOURN---Meeting adjourned at 1842.

Respectfully Submitted:

Ann White, HEPOA Secretary