

HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS TELECONFERENCE MEETING

TUESDAY, MAY 30, 2017, 7:00 PM

A teleconference meeting of the Board of Directors of the Heritage Estates Property Owners Association was called to order at 7:00 PM on May 30, 2017 by Jimmy Copeland, President Elect. Directors present were: Jimmy Copeland, President Elect; Dean Moore, Vice President Elect; Jean Moore, Treasurer; Janice Landen, Assistant Treasurer; Gay Cass, Secretary; Adelle Willard, Rick White and Bob Wall.

Election of Officers: The first order of business was the approval of the HEPOA officers for 2017. Rick White moved that the following officers be approved to serve the homeowners association for the ensuing year: Jimmy Copeland, President; Dean Moore, Vice President; Gay Cass, Secretary; Jean Moore, Treasurer; Janice Landen, Assistant Treasurer. Adelle Willard seconded the motion. A vote was taken and the officers were elected to serve HEPOA for 2017.

Treasurer's Report: (Please see attached) Jean Moore, Treasurer called to the attention of the Board the 2016 annual treasurer's report and the report for the first quarter of 2017. 2016 ending balances were: Operating Account (Money Market) \$11,229.47 and the Road Maintenance Account \$32,972.37, for a total on hand of \$44,201.84. The closing balances as of March 31, 2017 were: Operating Account \$17,264.61 and Road Maintenance \$32,972.37, for a total on hand of \$50,236.98. We will be transferring funds from the Operating Account to the Road Maintenance Account. Jean reported there are three (3) homeowners with outstanding association fees. She will send registered letters in the near future. There remains a lien on one (1) property for unpaid association fees.

Bob Wall suggested we might want to consider investing some of the Road Maintenance Funds in order to earn some income; however, Jean Moore pointed out this is a tax exempt trust fund; therefore, we are restricted with transfer/usage of these funds.

Jean Moore requested the approval of an additional check signer. (Checks require two signatures and when a signer is out of town there is sometimes a delay in writing checks) It was suggested Shelia Helms be asked to serve as a Check Signer. The Board approved this suggestion and Jean Moore will contact Shelia and take care of legal matters

Memorials: Jean Moore moved that we establish a policy for memorials gifts. She made a motion that we establish a Memorial gift of \$100 for deceased property owners and spouses, Dean Moore seconded the motion and it carried

Common Area: There are concerns about the use and care of the Common Area; therefore Jimmy Copeland appointed a committee to study this matter. The committee, Bob Wall, Janice Landen and Jimmy Copeland, should review our By-Laws and consider a document submitted by Rick White, to

establish rules and regulations for the Common Area. The Board of Directors will review the recommendations.

It was brought to the attention of the Board that in the gazebo area the steps down to the river need to be defined more clearly. Previously, Chris Jordan agreed to work on the steps. Jimmy will talk with Chris to see if he is still interested in this project.

Street Lights: President Jimmy Copeland pointed out the need to update the street lights at the entrance of Heritage Estates and at the corner of Autumn Run and Timbersong. Blue Ridge Electric will replace the existing lights with new security lights on 14ft poles. The Shoebox style is recommended, and the additional monthly cost will be approximately \$6.00 to \$8.00. Gay Cass moved that we replace the lights as suggested, Jean Moore seconded the motion and it carried.

Lighting Proposal:(Amendment fo the Restrictive Covenant) Rick White proposed the following amendment to the Restrictive Covenant :

“Exterior Lighting. Light fixtures shall not be installed on any lot that may become an annoyance or nuisance to the residents of adjacent Lots. If the property owner wants to install a security light, the only security light allowed in this covenant is the “Decorative Fixture Post Top American Revolution” 100 Estt/HPs/9,500 Lumens light with a maximum 14 foot mounting height pole supplied by Blue Ridge Energy Membership Corp. The pole must be mounted no closer than twenty (20) feet from the street right of way or closer than ten (10) feet from the property line of any other adjoining lot.

(Board members with email capabilities received Rick’s proposal and an attachment showing the style lights that are being recommended. I will mail a copy of these minutes and a copy of the attachment to Eloise Stewart and, for the records, a copy of the attachment will attached to the hard copy of these minutes)

Annual Meeting: President, Copeland will reserve the room at Smokey Mountain BBQ for Saturday, August 12, 2017 at 5:00 PM for our annual Homeowners Association meeting.

Adjournment: There being no other business the meeting was adjourned at 7:55 PM.

Respectfully submitted,

Gay Cass, Secretary