

HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION

ANNUAL MEMBERSHIP MEETING

AUGUST 12, 2017

Members Present: Dean and Jean Moore; Bob and Trilby Wall; Robert and Janice Landen; Jimmy and Jackie Copeland; Kay and Claude Shepherd; Buddy and Shelia Helms; Janet Johnson; Linda Rothery; and Gay Cass.

Welcome: Jimmy Copeland, President, called the Heritage Estates Property Owners Association to order at 5:45 PM following the meal at Smokey Mountain BBQ. President Copeland introduced Board members and officers as follows: Dean Moore, Vice President; Jean Moore, treasurer; Janice Landen, associate treasurer; and Gay Cass, Secretary. At large Board of Directors were recognized: Eloise Stewart, Adele Willard, Rick White and Bob Wall. Members of the association were welcomed to the annual meeting of the HEPOA.

Treasurer's Report: Jean Moore, treasurer, presented the Financial Statement for the Association dated June 30, 2017. (The report is attached to these minutes) Jean did point out that the major anticipated expense for the remainder of the year will be landscaping and street maintenance. Someone questioned the website 3 year renewal/security expense. It was agreed that in the future all bills will be approved by the Board of Directors prior to payment. Janet Johnson offered to help with the website posting. Jean Moore advised the group that only one property owner is in the arrears with Homeowners Dues. We will continue to maintain a lien on that property.

Minutes: Minutes for the May 30, 2017 Board of Directors Teleconference meeting were distributed to the membership. There were no questions or comments concerning these minutes.

President's Report: (notes in red are secretarial comments – used for clarification)

President's Report – submitted by Jimmy Copeland, President

REPORT FROM THE PRESIDENT to HEPOA Members

August 12, 2017

Our spring BOD meeting was held by teleconference on Tuesday, May 30, 2017. Present were Gay Cass, Jimmy Copeland, Janice Landen, Jean Moore, Dean Moore, Bob Wall, Rick White and Adele Willard. Officers for 2017 were approved: Jimmy Copeland, President; Dean Moore, Vice President; Gay Cass, Secretary; Jean Moore, Treasurer and Janice Landen, Assistant Treasurer.

ACTIONS TAKEN SO-FAR THIS YEAR:

1. Road Repairs:

- a. A medium sized hole opened up on Autumn Run. Four bags of concrete topped with asphalt mix were used for the repair.
 - b. Additional asphalt was also added to the rocks at the entrance to Heritage Estates
 - c. Asphalt mix was also used to make two repairs about 30 yards up the street. Labor was free.
2. Treasurer's Request:

Jean Moore, as treasurer, asked if the BOD would approve an additional person to sign checks (two signatures are required) along with Bob Wall and Janice Landen. Shelia Helms was asked and she agreed to serve. **Legal paper work has been completed and we now have four people who can sign checks. All checks require two signatures.**
3. Gazebo Bulletin Board:

It had been approved by the BOD to put up a bulletin board in the commons area. It will be placed near the gazebo. It will have clear "plexiglas" doors that will allow us to put up a calendar for reservations and post other information about the commons area and about our community. Cost of the materials will be approximately \$175.00 with free labor. A committee (Bob Wall, Janice Landen and Jimmy Copeland) is working on new rules for use of the commons area. The purpose is to make sure that the area is safe and always available to our members and their families and friends. **Everyone was encouraged to respect others in the use of the commons area. There was some discussion that we might be able to include "gazebo "information on the website.**
4. Memorials:

At the May 30th meeting the BOD approved a motion to continue memorials for deceased property owners and their spouses. A standard amount for memorials was set at \$100 per individual.
5. New Lights:

We have also removed the two wood-pole security lights located at the entrance and at the junction of Timbersong and Autumn Run. These were replaced with new metal poles and lights. The new lights direct down and reduce the glare of light to nearby houses. Feedback has been very positive.
6. Director's Liability Insurance:

The BOD approved the renewal of Director's Liability Insurance for next year. The new policy takes effect on August 12, 2017. **(We were able to get the same coverage at a lower premium.....good news.)**

Election of Board of Directors for 2018: Rick White, Jean Moore and Jimmy Copeland had been nominated to serve on the BOD for a 3 year term. Robert Landen volunteered to serve if he were voted in as a "write-in". Dean Moore handed out stamped ballots (one per property owner) to members of the Association present with the instructions to vote for three people. Ballots will be mailed to those not present with instructions to return completed ballot by September 10, 2017.

General Discussion:

Bob Wall questioned if the confusion about the street at the entrance of Heritage Estates has been resolved. **(The confusion is concerning the intersection of River Sound, Autumn Run and Timbersong.)** Dean Moore will check with the 911 office for suggestions to elevate the problem.

There being no other business the meeting adjourned at 6:10 PM. Everyone was invited to the Cass home for dessert.

Respectfully submitted,

Gay Cass, Secretary