

# HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION

## ANNUAL MEMBERSHIP MEETING

AUGUST 11, 2018

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; Duane & Janet Johnson; Gregg Butler; Tim & Lisa Coggins; Eloise Stewart; Jerry and Adele Willard, William VanSickle, Steve Alexander and wife, Mitzi McCurdy and Gay Cass. It was our honor to have the Walls' daughter and granddaughter, Janet Johnson's sister and the Copeland's son and daughter-in-law as visitors.

Welcome: Jimmy Copeland, President, called the Heritage Estates Property Owners Association to order at 5:40 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, Robert Landen and Bob Wall. Members of the association were welcomed to the annual meeting of the HEPOA. Bob Wall advised the membership that he and Trilby are making their permanent residence in Concord and he will soon be transferring ownership of the Heritage Estate property to his daughter, Susan.

Treasurer's Report: Jean Moore, treasurer, presented the Financial Statement for the Association dated June 30, 2018. Jean called to the attention of the property owners that there were no unusual expenses since our last meeting. 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. President Jimmy Copeland expressed our appreciation for the excellent work Jean does keeping our financial affairs in order.

President's Report:

President's Report – submitted by Jimmy Copeland, President

## REPORT FROM THE PRESIDENT to HEPOA Members

2018

### 1. **New Owners:**

- Kenneth and Teresa Riley are now full-time residents of the neighborhood. They have purchased the home at 137 Timbersong.
- Lot#28 on Autumn Run has been purchased by Marshall and Elizabeth Moore. They currently reside in Reswell, Georgia.
- Lot #47 is apparently under contract for purchase by a yet unknown buyer. Since this lot is adjacent to the commons area there will be some impact on Commons Area usage.

## 2. **BOD Actions:**

- With the completion of a bulletin board for the common area, the BOD voted to post a list of activities that are prohibited in the area. (Review for members). In addition, there is a posting of information for a 911 emergency and there is area to post notice of reservation for Common Area use. The bulletin board also offers a place to post other pertinent information about the neighborhood.
- The BOD has approved the renewal of the Directors Liability Insurance. There was no increase in premium.
- The BOD approved the placement of a chain and sign across an old access road at the side of lot #45. The sign placed on the barrier states that Heritage Estates is a private neighborhood and all who enter should do so at the main entrance located on Highway 163. This action establishes the precedent that no additional access entrance points can be added to the neighborhood – as is contained in the Restrictive Covenants and Restrictions Agreement (Number 3).
- The BOD agreed to provide straw and grass seed for the re-working of the river access near the gazebo. The cost was approximately \$70.00. The actual work was coordinated by Chris Jordan (127 Deerfield) and was done at no additional cost to HEPOA. The BOD did agree to send a letter of appreciation to Chris for his efforts. Access to the river was greatly improved.
- The BOD agreed to proceed with the creation of a new website for Heritage Estates. The offer was made by Janet Johnson at the 2017 General Membership Meeting. The new website is now in place with password protected access to the owners' section. The password was included in a previous mailing to all members.

Other items that arose at the May meeting of the BOD are: 1) The potential confusion where Heritage River Road ends and River Sound begins at intersection with Autumn Run and Timbersong and 2) The possibility of adding a guard rail on the lower portion of Heritage River Road. Information is still being gathered on these issues

Election of Board of Directors for 2019 - 2021: Adele Willard, Bob Wall and Gay Cass were nominated to serve on the BOD for another three year term. There were no nominations from the floor. 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, 2018.

### General Discussion:

Bob Wall expressed concerns and suggested we need to revisit the Restrictive Covenants and Restrictions Agreement Item #2 having to do with business being conducted on any property in Heritage Estates. BOD will address this item of business.

It was reported that Dean Moore has made 2 contacts concerning the Guard Rail on Heritage River Road and expects to be able to make a decision on this matter soon.

Dean continues to work on the sign situation at the intersection of Timbersong, Autumn Run and River Sound.

It has been suggested that we put some benches along the roads at various locations. This would add a friendly atmosphere and be a place for walkers to rest as they are walking in the neighborhood. Buddy Helms is being consulted on this matter.

The membership was encouraged to be aware of our neighbor and report any questionable activity or concerns to the BOD.

There being no other business the meeting adjourned at 6:10 PM. Everyone was invited to enjoy dessert and fellowship at the home of Shelia and Buddy Helms.

Respectfully submitted,

Gay Cass, Secretary