

HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION

ANNUAL MEETING

Saturday, September 26, 2020

The Annual Meeting of the Heritage Estates Property Owners Association was called to order at 3:00 PM on Saturday, September 26, 2020 with President, Dean Moore presiding. BOD Members present: Dean Moore, Jean Moore, Jimmy Copeland, Janet Johnson, Robert Landen, Janice Landen, Adele Willard, Shelia Helms and Gay Cass. Members present: Tim and Lisa Coggins, Jackie Copeland, Duane Esarey, Susan Grayson, John Sheldon, J. Willard, Chris and Ginger Jordan, Mitzie McCurdy, Brad and Emily McNeely, Claude and Kay Shepherd, Rick and Ann White. Proxy for Alice Butler.

ROLE AND PURPOSE OF HEPOA

The president distributed to members and handout stating the role and purpose of the HEPOA. The Purpose was taken from the current bylaws. The president reminded members that the mission of HEPOA is to protect the property values of the association with the objectives: 1.) to provide good stewardship of funds, 2.) to keep the roads maintained, 3.) to keep the common areas looking neat and well maintained, and 4.) to ensure bylaws and restrictive covenants are consistent with state law, are in alignment with our actions, and support our mission.

PRESIDENT'S REPORT

The president explained that due to Covid-19, the annual meeting had to be rescheduled, and that due to demand for outdoor venues, getting advanced notice was difficult. The BOD was able to get notices mailed and emailed the required 10 days prior to the meeting. One member shared his email that was dated 10 days and 4 hours prior to the meeting. The president reported on what has been done this year. This included:

- Replaced fence at entrance at a cost of \$200 for materials,
- Trimmed overgrowth on River Song along the river,
- Google maps – we were able to get them to change our entrance street from River Road to Heritage River Road. Several attempts to fix River Sound from Riversound have been unsuccessful, and
- Sign for intersection (Heritage River, Timbersong, Autumn Run, River Sound). Ashe County e911 office says they are coming. The signs have been made but not yet installed.

BOARD OF DIRECTORS ACTIONS NOT IN POSTED MINUTES (by email, phone or in person)

Moved meeting from August 15 to September 26

Approved renewal of Directors and Officers Insurance Policy

Approved sending the notification letter regarding "special election."

Approved the creation of a Right-of-Way Committee to evaluate the designated streets of the neighborhood.

REVIEW OF BYLAWS

The president explained that the BOD had reviewed the bylaws, and noted that they specified that votes were to take place in person or by proxy. A copy of the relevant sections of the bylaws was distributed (See attached.) Previous BODs had used mail-in ballots, although the bylaws had specified otherwise. The BOD had previously operated in a “business as usual” manner, and had not been aware that the practice of mail-in voting contradicted the bylaws. The BOD was addressing this by voting for an existing BOD as per the bylaws. The voting procedure was explained.

The president explained that the BOD, once voted in as per the bylaws, would review the existing bylaws to identify any other issues, and to eliminate confusion. They will then call a special meeting and explain any changes made, and ask for approval by the membership. Ann White spoke and explained that the original BOD intended for voting to be mail-in ballots, rather than by proxy, and that she had identified 9 items in the bylaws that are not currently followed.

NOMINATIONS FROM THE FLOOR

As per the bylaws, nominations were taken from the floor. Ann White was nominated for the new term beginning 2021, for a three-year term. Duane Esarey was nominated for the 2021-2022 term. After a discussion about how proxies work, the voting took place. Members present were invited to cast their vote, one ballot for each lot represented. Kay Shepherd counted the votes and reported the following results:

Remainder of 2020

Jimmy Copeland

Robert Landen

Jean Moore

Remainder of 2020, 2021, 2022

Janet Johnson

Janice Landen

Dean Moore

Remainder of 2020 – 2021

Gay Cass

Shelia Helms

Adele Willard

For 3 year term beginning January 1, 2021

Jimmy Copeland

Robert Landen

Jean Moore

Jean Moore gave the treasurer’s report through the end of June 2020. She did explain that members may review financial records upon request.

John Sheldon made a motion, seconded by Shelia Helms that the Board of Directors report to the membership their goals for 2020 -2021. Motion carried. The BOD will meet to determine goals and report back to the membership.

Chris and Ginger Jordan spoke of the wonderful neighborhood in which we live and expressed the desire for unity as we move forward. President Moore also recognized Chris Jordan and Duane Esarey for trimming the trees and expressed appreciation to Gregg Butler for the advice he has given the BOD. Susan Grayson also commented on the many acts of kindness extended to them over the winter.

No other business meeting adjourned at 4:15 PM.

Respectfully submitted, Gay Cass and Janet Johnson