

HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION

MINUTES FOR BOARD OF DIRECTORS' MEETING

FRIDAY, NOVEMBER 5, 2021

Directors present: Duane Esarey, President; Janice and Robert Moore; Shelia Helms; Jean and Dean Moore; Janet Johnson and Gay Cass, Secretary.

Gay Cass opened her "mountain house" to the HEPOA Board of Directors for the purpose of an update on the affairs of the organization and to approve the agenda for the Annual Membership Meeting to be held on Saturday, November 6, 2021 at 1:00PM at North Beaver Baptist Church. President Esarey called the meeting of the Board of Directors, HEPOA to order at 2:00 PM on Friday, November 5, 2021

Agenda for the BOD meeting was approved. Minutes for actions taken on October 4, 2021 were read and approved.

Jean Moore was recognized for ten (10) years of service as treasurer of the HEPOA. Jean has expressed a desire to resign from this position; however, no formal action was taken.

With an affirmative vote (7 YES and 1 NO) to file the new Restrictive Covenant and Restrictive Agreement, and with the seven (7) notarized signature forms in hand, the President will file this document with the Ashe County Clerk of Court this afternoon. At the Annual meeting on Saturday, November 6, 2021 the membership will be updated on these actions. Questions and concerns from property owners will also be addressed.

September 14, 2021 the BOD accepted Jimmy Copeland's resignation from the Board, term to expire December 31, 2023. Therefore, this vacancy needs to be filled. Joe Nowak has been contacted and agreed to have his name submitted as a candidate to complete the term vacated. Dean Moore made a motion that we nominate Joe Nowak to the BOD of HEPOA, effective today, November 5, 2021 and expiring December 31, 2023. Motion was seconded by Janet Johnson. Motion carried.

The President reported that a CPA has been contracted to do an AUP study to aid us in our long term planning and as a guideline as we begin writing our By-Laws. This study should be done in December, 2021.

Implementing construction requirements/ guidelines continue to be a concern. Realizing we need to have better guidelines in place, special attention will be given to this item of business when the work begins on the By-Laws. The floor will be opened to discussion on Saturday, November 6, 2021 to receive input from the membership.

There was a brief discussion concerning the congestion in the area of Lot #53 while the house is under construction. We will speak to the contractor to make him aware of this concern.

Having completed the items of business, a motion was made to adjourn and at 3:10PM the meeting of the BOD of HEPOA was adjourned.

Respectfully submitted,

Gay T. Cass, Secretary

*HEPOA--Heritage Estates Property Owners Association

BOD—Board of Directors