

HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION
MINUTES FOR BOARD OF DIRECTORS' OPEN MEETING VIA ZOOM
WEDNESDAY JULY 30, 2023

Directors present: Duane Esarey, President; Jimmy Copeland, Vice President; Gay Cass, Secretary; Janet Johnson, Treasurer; and Paula Shepherd Director at large. At 4:08 p.m. Sunday, July 30, 2023 President Esarey declared a quorum and called the meeting to order. (At approximately 4:20 p.m. John Sheldon and Susan Grayson joined the meeting via Zoom).

Welcome and updates: this HEPOA Board of Directors meeting was designated an OPEN meeting to meet NCGS47F-3-108 requirements. Along with Annual meeting notices, the membership was invited to attend this open Board meeting, as well as express questions and concerns related to the association. At approximately 4:20 p.m. John Sheldon and Susan Grayson were cordially welcomed into the meeting.

Today's agenda:

- Approval of June 28, 2023 BOD minutes, including the attachment for lot assessment motion.
- Treasurer business
- Review preparations for Annual Meeting (August 5, 2023)
- Check on status of ARC checklist
- Review implementation of the assessment/vote resolution from the June 28th meeting

Secretary's Report: The June 28 minutes and lot assessment motion were emailed to the directors for review. Paula Shepherd moved that we accept the minutes as presented and Janet Johnson seconded. Motion carried. The approved minutes, and the appended lot assessment motion have been posted to the website.

Treasurer's Report: Janet Johnson, treasurer, reported that the Reserve Summary, which serves as a Reserve Study, was included in the Annual meeting document packet. Also included was a review of upcoming Annual meeting actions (proposed 2024 Budget to be voted on by the membership and a brief discussion of the summary of our long-term financial status as mailed to the Membership).

Old Business:

- As of today we have two nominees for BOD (we can still accept names from the floor at the annual meeting).
- Proxy forms were sent out July 25 by email and mail
- A porta potty rented for the annual meeting, August 5, 2023
- All other preparations for the Annual meeting appear to be complete
- Vice-President Jimmy Copeland reported that he and Mike Shepherd are still working on the ARC checklist
- President Esarey reported that registered mail notices implementing the assessment motion were sent July 5 to the property owners specifically concerned with the motion.

New Business:

- The President called for new business.
- Jimmy Copeland shared with the directors his experience with recent visits from a black bear.
- John Shelton called to our attention the need to be aware of neighborhood security.

- With the opening of the New County River Access on Highway 163 there is some concern non-residential individuals may be tempted to use our access area at the gazebo. We will monitor the situation and address issues if needed. We may need to add some signs in the area to remind people subdivision and its roads are private property.

There being no other business, Jimmy Copeland moved that we adjourn, seconded by Paula Shepherd. Motion carried. Meeting adjourned at 4:45p.m.

Respectfully submitted,

Gay T. Cass, Secretary

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