

HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION
MINUTES FOR BOARD OF DIRECTORS MEETING VIA VIDEO CALL
MON August 4, 2025

Directors present: Duane Esarey, President; Jimmy Copeland, Vice President; Paula Shepherd, Secretary; Janet Johnson; treasurer; Michele Nowak, Assistant Treasurer; Emily McNeely and Joe Millner, directors at large.

At 7:00 pm, on August 4, 2025 President Duane Esarey declared a quorum and called the meeting to order.

President's Report:

- Abbreviated format tonight to make room for 3 pressing items:
 - Annual Meeting election
 - Annual Budget approval
 - Covenants Amendment effort

New business

Nominations for open director seats at Annual Meeting

- Two Director seats are expiring (Janet Johnson and Joe Millner)
- Letter to membership requesting nominations netted no responses.
- Janet and Joe agreed to be nominated to serve another 3-year term
- Jimmy made a motion to approve, seconded by Paula. Motion passed unanimously. .

Secretary Report

- To save time, the board will review the June 2, 2025 minutes at a coming board meeting.

Treasurer Report

- Janet distributed the draft 2026 Budget.
- Janet recommended keeping the assessment the same as last year. Due to donations and volunteer labor, we have been able to keep expenses low.
- Paula made a motion to accept the budget, seconded by Emily. Motion passed unanimously.

Old business

- Recap: Over the years, HEPOA filed four amended Covenants with the court. All of these are invalid. At that time HEPOA did not know that new Covenants require notarized approval by 2/3d (67%) of the membership. HEPOA has two choices – pay several thousand dollars to nullify the improper Covenants thus reverting to original Covenants or vote for new clearer Covenants that follow NC law.
- Atty Swanson provided us new Covenants that follow NC laws and regulations.
- The Board carefully reviewed every section of the proposed new Covenants. Most of our requested changes have to do with easing the harsher restrictions.
- Duane is tasked with sending our proposed version back to Atty Swanson for final review.
- Goal is to have a version ready for members to view before the September 13 Annual Meeting.
- The next Board meeting is October 6 which can be our annual open meeting where we can field questions.

Jimmy made a motion to adjourn, seconded by Emily. The motion passed.

Meeting was adjourned at 9:20 pm.

Respectfully submitted,
Paula C. Shepherd (Secretary)

HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION, INC., is a non-profit corporation empowered under the Planned Community Act (§ 47F-3-102) and other laws of the State of North Carolina to serve the interests, uses, and benefits of our community, and to enforce the real Covenants in order to preserve appearance and property values to which the Declaration and Bylaws have been made applicable. Member's per lot rights and obligations under the Declaration and Bylaws are allocated memberships, assessments, and voting rights as defined in NCGS § 47F-1 (103) (2-6).

Our purposes and obligations – to plan for annual and perpetual maintenance of our private roads and common area(s), ensure the maintenance of collective property values by enforcing our Covenants and Bylaws, and otherwise serve the common interests of the community while meeting state and federal requirements and regulations.