

HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION
MINUTES FOR BOARD OF DIRECTORS MEETING VIA VIDEO CALL
MON, Oct 6, 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 7:01 pm, on October 6, 2025 Duane Esarey declared a quorum and called the meeting to order.

President's Report:

- The Covenants Committee met on September 29, 2025
- The new version is awaiting review by John Sheldon's lawyer.
- One last change is to properly word a clause to include that lot owners must submit proof of their builder's liability insurance to cover road damage.
- We will run the Covenants by Atty Swanson one final time as he is listed as the author.
- We will ask Atty Swanson to file them with the county (after they're notarized by our members).

Secretary's Report

- Hearing no corrections to June 2, 2025 minutes, motion to accept by Michele, second by Emily. Passed unanimously.
- Hearing no corrections to August 4, 2025 minutes, motion to accept by Joe, second by Jimmy. Passed unanimously.
- Hearing no corrections to September 12, 2025 minutes, motion to accept by Jimmy, second by Janet. Passed unanimously.

Treasurer's Report

- No updates or report.

New business

- The sale of Michele's house means she must resign from the Board.
- She and Joe Nowak have been valuable Board members and we are sad to them go.

Call for any other business. Call for motion to adjourn

- Jimmy made a motion to adjourn, seconded by Paula. Motion passed.
- Adjourned at 7:25 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.