

HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION
MINUTES FOR BOARD OF DIRECTORS MEETING VIA VIDEO CALL
MON, Feb 2, 2026

Directors present: Duane Esarey, President; Paula Shepherd, Secretary; Janet Johnson; Treasurer; and Emily McNeely, Joe Millner, Mitzie McCurdy directors at large.

At 7:01 pm, on February 2, 2026 Duane Esarey declared a quorum and called the meeting to order.

Secretary's Report

- Duane suggested a correction. All agreed.
- Janet made a motion to accept amended Dec 1, 2025 minutes, seconded by Emily. The motion passed.

Treasurer's Report

- Janet presented the Treasurer's report on the 2025 calendar year.
- Paula made a motion, seconded by Emily to post the treasurer's report to the web and email it to members. Members can request a paper copy if desired. Motion passed.
- Joe Millner agreed to run for the Assistant Treasurer position vacated by Michele Nowak. The position requires monthly review of bank statements, annual review of taxes and review/approval to pay bills.

Old Business

Covenants

- Virtual meeting with Atty Swanson for finalized Covenants review on February 16, 2026 at 2 pm.

New Business

- Janet made a video explaining what it means to be a member of an HOA. You can view it on our website.

Election of Officers

- Mitzie made a motion to approve the following slate of officers by acclamation, seconded by Emily. The motion passed.

Duane Esarey, President; Jimmy Copeland, Vice President; Janet Johnson, Treasurer; Joe Millner, Assistant Treasurer; Paula Shepherd, Secretary.

- Many thanks to Chris Jordan for lining up someone to clear the roads while he was out of town. It was helpful that the roads were cleared immediately after Sunday's sleet/ice storm.

Call for any other business. Call for motion to adjourn

- Joe made a motion to adjourn, seconded by Emily. Motion passed.
- Adjourned at 7:26 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.