HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION
MINUTES FOR BOARD OF DIRECTORS MEETING VIA VIDEO CALL
MON, April 6, 2026

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

At 7:01 pm, on April 6, 2026 Duane Esarey declared a quorum and called the meeting to order.

Secretary's Report

- Duane suggested two topic clarification for the subject of two entries. Joe made a motion to accept the February 2, 2026 minutes, seconded by Mitzie. The motion passed.

Treasurer's Report

- All residents except one Non-payment on 2 lots) paid their annual assessments on time.
- The by-laws leave no choice in the matter of pursuing payment from the delinquent member. All members must be treated fairly and uniformly otherwise the Board has no standing.
- In 2024, owners of 5 lots who had incorrectly not paid for several years, agreed to pay only if everyone paid. In exchange, the Board agreed not to collect lost revenue from them. One of these lot owners now refusing payment violates this agreement.
- The Board reviewed drafts of two letters to be sent to the delinquent resident:
    - Cover letter explaining financial obligations of the HOA and its residents
    - Invoice requesting payment for two lots and outlining consequences of non payment (late fee, lien, and eventually lien enforcement)
- The state says an HOA can carry debts only for three years before further legal action to collect the debt is taken, including foreclosure.
- Unpaid assessments after March 15 incur a 10% annual late fee (per the by-laws).
- Joe said there are different ways to calculate the 10% late fee.
- The Board agreed that HEPOA will use "simple pro-rated interest" going forward which is the 10% late fee for the year divided by 12 months.
- Paula made a motion the Board send the explanatory letter and the invoice to the delinquent resident via certified mail by April 15, 2026. Jimmy seconded the motion and it passed unanimously.

- Jimmy and Janet renewed our Certificate of Deposit (CD) for 7 months at an interest rate just under 4%. If allowed to renew automatically, it would have been set at less than 1 percent interest.

- Emily suggested Janet keep a record of any confrontations. Janet has emails and videos of past situations as well as witnesses.

Old Business

- In mid-April 2026, the new Covenants will be sent to the residents with a due date for approval of May 31, 2026.

New Business

- The community has new neighbors. Amy and Marty Young who are building a house, David and Sabrina Noyes, and Bobbi and Steve Meisenheimer.

Call for any other business. Call for motion to adjourn

- Mitzie made a motion to adjourn, seconded by Jimmy. Motion passed.
- Adjourned at 7:42 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.