

HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION (HEPOA) BOARD & COVENANTS COMMITTEE
SECOND SPECIAL PURPOSE MEETING VIA VIDEO CALL
MONDAY, MAY 4, 2026

Covenant Committee Members: Duane Esarey, President; Jimmy Copeland; Vice President; Paula Shepherd, Secretary; Janet Johnson, Treasurer; and Emily McNeely, Joe Millner, Susan Grayson and John Sheldon

At 7:04 pm on May 4, 2026 Duane Esarey declared a quorum and called the meeting to order.
Susan and John joined the meeting at 7:06 pm.

Covenants Report

- This is a meeting to report on progress and determine upcoming actions.
- Duane introduced a calendar of all covenant efforts since Spring 2025.
- Janet reviewed recent “how did this happen” correspondence with the lawyer.
- Janet reported on her use of AI to sort through all the versions of the Covenants
- Janet suggested what document we should move forward on since the February 16 meeting introduced ambiguity.
- The floor was opened to discuss a path forward, especially in dealings with our legal counsel.
- John suggested that we needed legal advice on how to deal with the open notarization event currently underway and certifications already received. General agreement to get advice on stopping the process.
- Much discussion of Board actions and dates to this point. All in order.
- Board and Committee drafted an email to membership, pending legal input.
- Duane called for a motion to represent the agreements reached.
- John Sheldon offered the following motion “The board will contact the attorney to seek guidance regarding the handling of the Amended Covenants balloting situation, as well as review the proposed communication to the members.”
- Duane called for a vote: carried unanimously.
- John offered to have the eventual resulting draft reviewed again by their counsel. All agreed it would be a good thing.
- Call for adjournment moved and voted on.
- Meeting adjourned at 7:55 pm.

Respectfully submitted,
Duane Esarey (President), Reviewed by Paula 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.