

HERITAGE ESTATES PROPERTY OWNERS ASSOCIATION (HEPOA)
BOARD MEETING VIA VIDEO CALL
MON, AUG 3, 2026

Board and Covenant Committee Members: Duane Esarey, President; Paula Shepherd, Secretary; Janet Johnson, Treasurer; Emily McNeely, director at large; Susan Grayson, John Sheldon, Covenants Committee; and Greg Butler, member.

At 7:02 pm on August 3, 2026 Duane Esarey declared a quorum and called the meeting to order.

Secretary Report

- Duane corrected the date of the July 22 minutes.
- Janet moved to accept June 1 and July 22 minutes, seconded by Emily. Motion passed.

Old business

- Discussion over changes made to the Covenants from our July 22 Open Board meeting
- Janet called up Section 5.05 on the member protection for budget increases over 10 percent.
- Greg prefers members vote in person or by proxy on every budget no matter the increase.
- Duane suggested we use the annual meeting to present the budget, ask for feedback, and vote on the budget, after which it is mailed out for ratification (which become essentially proforma at that point unless 51% of all possible votes reject it).
- Discussion over the requirements of NC Statute and agreement to consult our lawyer.
- Section 5.06 Special Assessments – suggestion to make the writing parallel.
- John said under “application of use restrictions” under Section 11.01, combined lots would technically be in violation if they add a garage on the second lot. He recommended changing the wording under either section 7.01, 7.03 or 11.01 to make it clear that combined lots should be treated as a single parcel for the purposes of 7.01 and 7.03(f). We want to permit outbuildings on combined lots. Draft language inserted in 11.01.

Treasurer Report

- Reviewed the Budget dashboard
- Total operating costs are up by \$300. Maintenance plus set asides increased by \$326. With no extra expenses, next year’s annual assessment is \$438 (about a 3% increase).
- Note, we would have paid \$2466 more last year without donated labor.

Front Entrance

- Members have expressed concern over the unkempt state of the front entrance. Previously, volunteers occasionally have tended it.
- Janet got bids from two companies for landscaping and maintenance. One bid was far too costly.
- The remaining company offered several options of varying prices for one time makeovers plus continuing maintenance.
- Although we don’t normally vote on budget line items, it was suggested we present the landscaping options at the annual meeting showing how much each option will raise the annual assessment and asking for member viewpoints.
- Emily suggested a spring fling day for volunteers to work on the entrance and share a meal afterwards. Good way for the neighbors to get to know each other and improve the entrance.

Upcoming Expenses

- Guardrail replacements are already in the budget. Adding new guardrails to areas that currently lack them will require a future vote.
- Our road maintenance and replacement shortfall may be able to be covered by adding \$55 per lot per year over (10) years. Duane said we should do our first road project to get the ground truth on how realistic our numbers are.

New business

- Jimmy arranged the venue for the Annual Meeting - August 29 at 5 pm at Mountainside Seafood, Steak and Breakfast (formerly Mountain Aire).
- Ready to put together packet for Annual Meeting Notice (agenda, request for BOD nominations, etc.)
- Two Board seats (Vice President and Secretary positions) are up for election this year. Jimmy does not intend to run again. Paula is willing to run.
- Discussion over participation at the Annual Meeting via video. Video participants cannot vote via video; all votes must be in person or by proxy. If you designate someone as your proxy, he or she must be there in person.
- Next regular Board meeting is October 5 (includes officer elections)

Call for any other business. Call for motion to adjourn

- Duane made a motion to adjourn, seconded by Emily seconded. Motion passed.
- Meeting adjourned at 8:22 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.