



ANNUAL MEETING MINUTES August 31, 2019

Present: Judi and Bob Longworth, Jim and Linda Watson, Ed Quirk and Ann Eisner, Durell and Karen Phillips, Cassandra Smith, Jason West, Brad and Dottie Hirvela, Steve and Pam Beckham, Jim and Beth Hunter, Patsy Hendershot, Palmage Hall, Vivian Kuhn, Paul and Hilary Helmer, LaRae Liesen and Rhobie Humbert, Arlene Kelly, and Chad and Jennifer Bilbrey (New Owners). There was a quorum.

The annual meeting of the Heritage Mountain Estates POA Inc was held on Saturday, August 31 at Hickory Knoll UMC Fellowship Hall. A potluck luncheon was held prior to the meeting. President, Judi Longworth opened the meeting at 1:00 and welcomed old and new homeowners. Judi also thanked outgoing Board member Heidi West, for her service.

The Treasurer's Report was presented by Vivian Kuhn and questions regarding the past dues (5) were asked. Jim Hunter mentioned that if the sale of Lou Gasperin's home closes in October, the judgment balance will be around \$2900. There is a balance of \$26,949.28 at Nantahala Bank and we are in balance. Treasurer Report was approved and is included.

Meeting was turned over to Jim Hunter who stated we currently have 57 billable lots. He also provided a listing of homeowners and a separate listing for landowners. 11 dead trees on our 30' ROW were cut down by Appalachian Tree & Crane and other piles of decayed branches were chipped. Additionally, three homeowners were notified of dead trees on their properties, which present a hazard if/when fallen. Evan Klein asked to have the trees on his property cut down and is making payments to the association for his \$1150 cost. The other two homeowners have been advised of their liability. This was an expense of \$5,700 to HME. Bob Longworth reminded homeowners to pick up limbs that may fall on the road. Dawn Obreiter mentioned she's concerned about trees on Chastain's property, as one has fallen, and another is close to it. Jim Watson will look at them. There was discussion on whether Duke Energy would pay to cut trees close/on power lines. Last time Duke cut trees was about 5 years ago. It was noted that Duke only cuts down trees that have fallen on lines and leaves the tree to be removed by owner.

Jim Watson discussed Gumaro's charges for ditch maintenance, as they are too high, especially considering work done by homeowners on the culverts and roads. Steve Beckham has been trimming and blowing the roads for us, and other homeowners are doing the same around their properties. The new Board will get new bids for this service.

Jim also mentioned the cost of paving all remaining sections of roads needed this year was \$103K. This included repaving Nantahala – Laurel Ridge, Ledford Lane, Heritage Way to Beckham's and portions of Laurel Ridge to Henry Smith's drive.

Ed Quirk reviewed the history of the paving of our roads, explaining that they were originally paved in 2003. In 2013 and 2015, the lower third of Heritage Way and all of Laurel Lane were re-paved. The rest of the roads are over 16 years old. He went on to explain that some of the remaining roads were to be re-paved in 2019 but this was postponed due to the costs and scheduling. The potential life of the re-paved roads, especially due to nature, tree overhangs and the slopes of our roads, is 8-10 years based on industry standards. The new Board will address future road paving plans in their early 2020 meetings.

Ed also discussed that if the 2020 board decides to pave all the remaining sections needed, it would require a loan of \$70-80K due to increases in material and labor. The association may not have the funds to service this large of a loan. Therefore, the board may vote that re-paving be done over a 3-5-year cycle. If so, the board would determine the scheduling of the sections. The board will keep the members advised of the re-paving plans by way of the association's Facebook page. @HeritageMountainEstates.

Ed then discussed the dues increase to \$500 per deeded lot for 2020 already approved by the board. Dues had not been raised in 15 years, and 80% of monies received are spent on road maintenance. 2020 bills for dues will be mailed in mid-December and will be due by January 31. If payment is received by January 31, a \$50 discount (or \$450 payment) will apply. New for 2020, lot owners can also elect to make four equal quarterly payments of \$125 for a total payment of \$500. Per our By-Laws, 10% interest will be charged on all past due balances as of October 1, every year.

Questions regarding re-paving or extending various residents' driveways that were supposed to be completed with this year's road work were addressed. (This cost is the responsibility of the individual homeowners.) Due to the \$3000 cost of just bringing the paving equipment in, it was decided to repave them at the same time the roads are paved next year. New quotes will be obtained. There are issues with some culverts and these will be addressed as well.

Discussion arose on the potential loss of \$5K as 7-10 lots are combined by the owners. Also Gasperin's 2 lots will be combined by the new owners. Adjoining lots may be combined, but it is up to the County whether lots separated by roads can be combined as well.

Pat Hendershot asked whether guests were allowed at Board meetings. Jim and Judi mentioned that this may be done depending on the topic of the meeting and if the homeowner requested permission to address the Board on it. Ed also added that residents can ask questions during an open period at the end of board meetings. Pat also requested that residents slow down and obey the 10 mph limit. Fed Ex and UPS are among those speeding on the roads.

Ballots were counted and there being a quorum, the new Board consisting of Judi Longworth, Jim Watson, Brad Hirvela, Ed Quirk, Dave Huffman, Steve Beckham, and Vivian Kuhn was elected. Jim Hunter was welcomed as Communicator.

Judi and Beth Hunter reminded everyone there are many opportunities to help on the mountain and everyone is welcome to participate in entrance upkeep and holiday decorating.

Meeting was adjourned at 3 pm. Next meeting will be Labor Day weekend, Saturday, September 5, 2020, at Hickory Knoll UMC.

Respectfully submitted,
Vivian Kuhn, Secretary