

HERITAGE ACRES PROPERTY OWNERS ASSOCIATION

ANNUAL MEETING, DECEMBER 12th 2015

CARTERVILLE CHRISTIAN CHURCH

The meeting was called to order at 5:05PM by Jason Peterson

Approval of minutes

Began with a discussion from the 2014 HAPOA annual meeting. Eric Rhea made a motion to approve the minutes and Avery Barnett seconded the motion. Motion passed.

Road Maintenance

Lissa Jackson presented the 2015 Road Maintenance Report. Planning road repairs late spring/early summer. Twenty-seven lots have sold this year, raising the total number of billable lots to 240. We are looking for more volunteers to mow the south entrance. Eric Rhea motioned to approve the 2015 Road Maintenance Report, Steve Foster seconded the motion. A copy of the Road Maintenance Report is attached.

Sewer Maintenance

Avery Barnett presented the 2015 Sewer Maintenance Report. Discussed reimbursements and repairs made to the lift station. Need to focus on switching the last remaining residents from septic to sewer. Loan of approximately \$5400.00 to be paid back to Road Maintenance tonight. Eric Rhea asked what we will do with the remaining balance in the Sewer Maintenance fund, as it is not enough to maintain the lift station. Cliff Lawton made a motion to increase the sewer bill by \$5.00/mo, Bob Peterson seconded the motion. Motion passed. David Gibson made a motion to accept the report, Bob Peterson seconded the motion. Motion to approve the Sewer Maintenance Report passed. A copy of the Sewer Maintenance Report is attached.

Road Signs

Bill Birkes gave an update on the progress made to obtain road signs. The Jasper County Commission approved the signs in November. We will purchase the posts and signs, and the county will install and maintain them. May have to go back to the commission in reference to the speed limit signs, as these were not placed on the agenda. Until the signs are installed, remember that the person on the right has the right of way. Three hearing dates are scheduled for 9:30 a.m. December 21, 22 and 28th at the Jasper County Commissioners Office, Room 101, Jasper County Courthouse, Carthage, Missouri in reference to the stop signs.

Nominating Committee

Two current board member terms are set to expire at the end of 2015, Eric Rhea and Jason Peterson. Eric Rhea has elected not to continue on the board, and nominated David Gibson. Bob Peterson made a motion for Jason Peterson and David Gibson each to 3 year terms. Avery Barnett seconded the motion. Motion passed.

Conversion of Class B lots to Class A

John Peterson is no longer a class B member, as he will now have 1 vote per lot as opposed to 5. Bill Birkes made a motion to approve, and Dave Punch seconded the motion.

Website/Social Media/Newsletter

A concern of the board is to have better communication with all of the residents. Jason proposed some ideas, and a newsletter seems to be the best and most cost effective way to communicate. Jason proposed a motion to use Road Maintenance funds to support a form of communication. Eric Rhea made a motion, and Avery Barnett seconded the motion. Motion passed.

Long Term Road Maintenance

Jason discussed the future road concerns, and the cost that would come with those repairs long term. Currently, the owner association dues are \$120.00 annually. The concern is that at this rate, can we sustain the funds needed for the future. Jason Peterson made a motion for a \$5.00 increase in the Property Owners Association dues for 2016 to \$125.00 annually. Eric Rhea second the motion. Motion passed.

Solar Panels

A concern has been brought up in reference to solar panels, and the placement of these panels. Bill Birkes made a motion to draft guidelines for future solar panel placement. Eric Rhea second the motion.

Meeting adjourned at 7:00PM