

**HERITAGE ACRES PROPERTY OWNERS ASSOCIATION
MINUTES FROM ANNUAL MEETING, DECEMBER 8th 2018
CARTERVILLE CHRISTIAN CHURCH**

The meeting was called to order at 2:07 PM by Avery Barnett

Approval of Previous Minutes

Copies of the 2017 Minutes were distributed for those in attendance to review. Steve Swearngen made a motion to approve the minutes, David Gibson seconded. The motion passed.

Road Maintenance Financial Report

Steve Swearngen read and provided additional detail about the Road Maintenance Account Report. The group discussed that 2019 would likely be a year for paving and requested that anyone that knows of any particularly bad road locations notify a board member for consideration. There was discussion about the new speed limit signs; they are legal and emplaced by Jasper County and can be enforced by local law enforcement entities. Our roads are unlikely to be routinely patrolled, so if there is an ongoing issue with certain vehicles or times of day, contact the Jasper County Sherriff's office and request assistance.

There was a question about our total lot count: Heritage Acres currently consists of 273 lots billable for annual dues.

There was a question about reserve funding accounts. The only accounts the HAPOA maintains are the Road and Sewer accounts. There is no hidden or reserve account.

Jason Peterson moved to approve the Road Maintenance Report, Martin Ellison seconded. Motion passed.

Sewer Maintenance Financial Report

Martin Ellison read and provided additional detail about the Sewer Maintenance Account Report. The sewer infrastructure is still being amortized. There was additional discussion about the HAPOA's efforts to collect on non-paying homeowner's sewer bills that the POA was contractually required to pay Carterville. The POA was able to recover what was owed with the exception of one owner; a lien was placed on the property to ensure recovery for the POA.

The sewer system has been upgraded with an automated monitoring system to prevent overflows. It is also being checked quarterly by a technician that conducts a thorough inspection of the system. This inspection process has already detected problems that would likely have resulted in significant maintenance expenditures to repair.

Bill Birkes moved to approve the Sewer Maintenance Account Report, Steve Swearngen seconded. The motion passed.

Jason Peterson brought up additional discussion about the level of funding available in the Sewer Maintenance Account and concerns that it would not be enough if there were problems in the sewer

lines themselves. After discussion, Jason made a motion to increase the maintenance fee by \$2 per monthly sewer bill, Martin Ellison seconded. Motion passed.

Nominating Committee

Martin Ellison's position on the board was up for renewal based on his assumption of the role for a member who resigned prior to completion of term. Martin expressed his willingness to continue his service on the HAPOA board. Bill Birkes made a motion to retain Martin Ellison for a three-year term. Dave Punch seconded. Motion passed.

Carterville Sewer Agreement

Avery Barnett discussed ongoing negotiations with Carterville regarding the agreement between Carterville and the HAPOA to provide sewer services. The agreement is in the process of being edited to bring it up to date and to improve fairness to all parties involved. After discussion, Jason Peterson made a motion for the HAPOA to express its preference for individually metered billing for sewer bills, based on individual residents' average PWSD water usage during the months of February, March, and April (identical to the method Carterville uses to set its residents' sewer bills). Russ McDaniel seconded. The motion passed.

Adjournment

Bill Birkes motioned to adjourn the meeting, Jason Peterson seconded. The motion passed and the meeting was adjourned at 3:30 PM.