

**HERITAGE ACRES PROPERTY OWNERS ASSOCIATION
MINUTES FROM ANNUAL MEETING, DECEMBER 12,2020
CARTERVILLE CHRISTIAN CHURCH/LIVE FACEBOOK STREAM**

The meeting was called to order at 2:00 PM by Larry Warren.

First order of business was the announcement of two retiring board members. Steve Swearngen and Martin Ellison will no longer serve on the HAPOA board as of January 1, 2021. Jeremy Ritchie and Bruce Stockton will take on the road maintenance and sewer maintenance accounts. Larry advised anyone with question to contact him at Larry@HAPOA.org now that his email account is set up.

The minutes from the 2019 annual meeting were reviewed and Larry Warren moved to approve the minutes. Jason Patterson and Lisa Patterson wanted to note that the 2019 minutes were incorrectly written to show they had made a motion to increase the 2020 dues. Although they participated in the discussion, they were not the ones that made the motion. Larry noted that the 2019 minutes would be changed to reflect that. Steve Swearngen motioned to approve 2019 minutes with that change and Jason Peterson seconded. Motion passed to approve 2019 minutes.

Financial Reports

Steve Swearngen reviewed the Road Maintenance Account Report with attendees and online attendees. The beginning balance as of 11/30/2019 showed \$25,175.34 with an ending balance on 11/20/2020 of \$73,178.78. Revenue for the year collected from dues was \$51,646.16. Expenses incurred were \$3,642.72. With a major part of the expense being a reimbursement to the sewer account from a lien that was collected by the HAPOA attorney. Steve took a question on when the road improvement would be done again. He explained statistically they try to do a phase that's in need every three years. Reason it is done this way is it's extremely costly to get road crews to our neighborhood. It's best to wait until good amount is needed and do all at once. Another question was brought up about the deteriorating sign on the corner of Lost Trail Lane and Heritage Acres Rd. Steve noted that stop signs are maintained by the county but if it is one of the neighborhoods signs, they would need to be addressed looked at by the HAPOA. In the past he had encouraged the neighborhood to just take down any unsightly or deteriorating signs. Martin Ellison made motion to approve road maintenance report. Avery Barnett seconded. Motion passed to approve report.

Martin Ellison reviewed the Sewer Maintenance Account Report. The account showed a beginning balance of \$35,897.98 as of 12/01/2019 and an ending balance on 12/01/2020 of \$52,686.47. Martin explained most of the expense this year was due to aged valves on the lift station. Martin showed income this year of \$25,635.98 from the sewer fees collected from the city of Carterville and the reimbursement from the road maintenance account. The board had also obtained a bid for a camera inspection of the sewer lines due to the age of the lines. The bid was close to \$136,000. The board has decided not to pursue the inspection at this time. Larry Warren motioned to approve the sewer maintenance report and Chris Cox seconded. The motion was passed.

Board Member Nominations

Steve Swarengen and Martin Ellison are retiring from the board for the upcoming year. Their replacements are Jeremy Ritchie and Bruce Stockton. Larry Warren will continue as board President, Chris Cox Member, and Marla Bosworth Secretary.

Heritage Acres Signs

Larry Warren noted that last year it was approved to redo the existing Heritage Acres sign at the front entrance. He has obtained bids and will start the process soon.

Other Discussion

Street lights, dues, gates, a Neighborhood Watch, and the recent robbery of a skid steer at a construction lot were mentioned. Larry Warren explained that the neighborhood has two streetlights. One at the front entrance that the HAPOA is responsible for and one at a private entrance. Larry noted that if the community feels a neighborhood watch is important that it can be discussed in the future. Steve Swarengen commented on the question of whether the residents on the outskirts of the neighborhood whom roads are maintained by the county still have to pay full amount on dues. He stated in order to change anything in the covenants there would have to be a vote of all 273 residents. It would take 75% in votes to make a change. Anyone can initiate a change to a particular C/R however a non-vote is considered a no. Cindy Hollingshead mentioned that she is in need of help with the round about on Heritage Acres drive. Any volunteers should get with her or Larry Warren. There was a question if road maintenance money could be used to paint the curbs and restripe. Larry Warren noted that it can be placed for discussion. Other discussion about the front commercial lot and what is happening with it? Avery Barnett stated that TR Smith would like to have that changed to residential from commercial. But again, it will take 75% of the residents in favor to change the covenants and restrictions.

It was motioned and seconded to adjourn meeting. It was passed at 3:25 pm