

# HERITAGE ACRES PROPERTY OWNERS' ASSOCIATION ANNUAL MEETING

DECEMBER 11, 2021, WELLSRING CHURCH, 424 N. MAIN ST. RD. WEBB CITY, MO.

## MINUTES:

The annual meeting was called to order at 4:30 pm by acting President Larry Warren.

Larry opened with an introduction of current board members. In attendance are Larry Warren, Bruce Stockton, Jeremy Ritchie, and Marla Bosworth. (Absent Christopher Cox). Larry Warren briefed the agenda for the meeting and gave the floor to Bruce Stockton who reviewed the **Road Maintenance Account Report (General Fund Account)**.

Bruce Stockton summarized the account starting with a beginning balance on Jan. 1, 2021, of \$94,147.84. Revenue collected from property owner's dues as of November 11, 2021, totaled \$14,276.00. Expenses for the year thus far have totaled \$32,309.97, with most expense to Springfield Striping and Sealing. As of 11/30/2021 the general fund has an ending balance of \$76,113.87. (See attached report).

A question was addressed about the front lots that were originally slated to be commercial lots. Bruce explained that the front lots had been sold to TR Smith and they have applied for permits to build houses. Bruce added that the current board has met with county officials who informed that the board that they do not zone that area. So even though the covenants and restrictions state the front lots are to be deemed commercial, there is no county or state zoning of those lots. The board met and felt the best use for the lots would be housing. This reduces the risk of an unsightly commercial business that could potentially lower the values of property to our subdivision.

Bruce then outlined a 5-year budget for crack sealing, repairs, and overlays to the Heritage Acres roads. Springfield Striping has taken our association map and made a proposal to divide road crack and seal coating into four phases. The proposed budget does include a slight increase in yearly homeowner's association dues to cover the expense. (See attached Road Maintenance Budget). By the end of the fifth year all roads will have been crack repaired and sealed. He mentioned that currently the worst road is Lost Trail Lane. We do have a contract with Blevin's to make those repairs with an anticipated start date of April next year.

Bruce also noted he has been in negotiation with Republic Trash service to offer a discounted rate to Heritage Acres Homeowners. The proposed rates were disclosed in a flyer that was distributed within the recent dues invoice mailing.

A question was posed to Bruce concerning association dues for residents that live on roads the county does maintain (Gum and 188). It was the feeling the road improvements would not benefit them directly, as they do not use the interior subdivision streets. Bruce explained that although most dues go towards road maintenance, there are another number of expenses they cover. Your yearly dues cover being a member of the association.

Bruce turned the floor to Jeremy Ritchie who heads the **Sewer Maintenance Account**.

Jeremy provided an annual report (see attached) with a beginning balance of \$54,483.52 on 12/31/2020 and ending balance 12/11/2020 of \$69,258.34.

Income collected this year from the City of Carterville totaled \$18,725.85.

There were some expenses this year. One from C&L Grease for \$600 to clear a blockage between Hearthstone Dr. and Silverwood.

Jeremy explained that our lift station has an automated monitoring and alert system, and we do quarterly inspections of the pumps. You will see a payment for \$588.96 for renewal of our SMS alert system to Matt Napier. The alert system provides Jeremy with a text message alert should there be an issue with lift station controls.

Mr. Napier was providing manual/visual quarterly lift station inspections; however, he has discontinued this service. He has recommended Waste H2O Solutions to continue the inspections. Mr. Napier will continue to provide the SMS alert monitoring system.

Jeremy noted that at last inspection the north pump seems to function as it is supposed to. The south pump they could not get the pump loose to inspect. However, it is pumping at the current rate and at this time is operating as it should. At some point in the future, it would be beneficial to remove and inspect and we do have an extra pump on site should we need it.

Jeremy went on to explain how we collect our profit from the City of Carterville. They also inform Jeremy when a resident becomes 90 days delinquent. Currently, there is one sewer account delinquent more than 90 days. Bi-annually the City of Carterville is contractually within its rights to demand full payment from our association for any seriously delinquent accounts.

Larry Warren continued the meeting to add that he and Bruce Stockton had met with Jessica Adams regarding how our roads appear to be conveyed when it comes to county maintenance. It is still unclear if or how the county would begin to take over the maintenance of our roads. In her opinion, it may be up to individual homeowners, not the HAPOA, to pursue possible conveyance to the county. Further research on this matter would be necessary.

Larry added that he has met with the Department of Conservation regarding water issues in the subdivision. The DOC is willing to provide vegetation to assist with water drainage, however an engineer will need provide a plan for placement. Larry said more research is needed to determine a solution.

Larry Warren called meeting to close at 6 p.m.

