

Heritage Park/EPN Condo Association

ANNUAL MEETING 4-18-2017

Johnson Middle School

Meeting called to order:

Annual meeting began at approximately 7:08

Roll Call:

Board Members Present:

Ed Caldwell, Michael Bradford, Janet Ghareeb, TommieShell, Theresa Turri and Jo Ann Thureau (TPGMC) community manager for Heritage Park/Emerald Pointe North Condo Association.

Introduction of current board & community manager:

Board introductions were done. A special thank you was given to Tommie for his eight years of service on the board.

Financial Report:

Michael Bradford (treasurer for the association) indicated that the 2014 and 2015 financials were complete and can be reviewed online at <http://www.emeraldpointenorth.org>. The 2016 financials are currently at the accountant. Mike also went over the current budget and indicated we won't have any net income in 2017 due to having to do some projects, i.e. the streets, sign, front entrance and Koppernick sign. There will be some major road repairs at some point which will be done one section at a time.

Board Elections:

There is currently one open position on the Board of Directors for Heritage Park/EPN. There were not any nominations for the open position, however, Jodi Jasin volunteered to take over the open board position. Thank you and welcome to the board.

Condominium Association Updates:

- a. This is the time of year where we will be seeing pot holes. One of the issues with fixing these is the association needs to find a company who is willing to take on a smaller job. The landscaper has cold patched some of the pot holes. Streets south of Megan are worse than streets north of Meghan.
- b. The Koppernick entrance sign needs replacing. The board is looking to replace it similar to the Hix entrance sign and have writing on both sides.
- c. There is maintenance that needs to be kept up around the pond area.
- d. The entrance way needs to be kept up, however, there is not any water to utilize in that area so that is an expense. The entire berm area on Hix belongs to the association.

Open Discussion:

- a. There was discussion on a couple of the lots off of Hix regarding shrubs have not been replace (Lot 35) and discussion regarding a fence on the property.
- b. Discussion was also brought up from a member regarding dog feces around the subdivision that owners are not picking up after their pets.
- c. Discussion regarding the trees in the woods and it was not the association's responsibility.
- d. Jodi Jasin volunteered to take over the open board position.
- e. Jo Ann thanked Tommie for his eight years of service on the board

Adjournment:

A motion was made by Mike Hamilton to adjourn the meeting and it was seconded by Ed Caldwell.

Meeting adjourned at 8:15.