

**North Fort Homeowners Association
Minutes of the Annual Membership Meeting
February 25, 2017**

The regular called meeting was held on December 13, 2016 at the office of Ken Jones, President Bobbitt presiding.

Board members present:	Officers present:	Architectural Cttee:	Owners/residents:
Ken Jones	Jamie Bobbitt	None	19
Terri Stone	Ken Jones		
Carey Seavy	Scott Hill		
Vickie Woodard			
John Kronz			

Quorum: A quorum was declared by the President at 10:05 a.m.

Welcome and opening remarks: President Bobbitt welcomed all in attendance and general introductions were offered. President Bobbitt and the Board reviewed the Minutes of the 2016 Annual Membership Meeting.

Treasurer's report: Treasurer Jones detailed the current resources on hand, the anticipated general and routine expenses, maintained reserves and their purposes and the dues which will be required to meet the expected needs in 2017. The Board had previously determined that annual dues of \$200 per lot would be assessed and the resulting proposed budget had been provided to the membership in the notice of the annual meeting. Following the discussion and after all questions had been addressed, this proposed assessment was put to a voice vote of the members present and was approved unanimously.

Signature Management Company: Director Bobbitt provided details on the hiring of Signature Management of Johnston County, LLC. One of the responsibilities of Signature Management is to provide monthly inspections and assist in dealing with covenant violations. Signature Management will be sending out letters, as directed by the Board, to homeowners with covenant violations.

Pond walkway and benches discussion: There was an extensive discussion concerning the status of the pavement and fencing along the walkway to the pond, and the possibility of adding benches. Suggestions of the membership were present as well as the Fire Chief. It was voted on and approved that a reserve in the amount of \$7,500 would be dedicated towards pond walkway improvements.

The Fire Chief also introduced new information that if the pond walkway met minimum requirements for a fire truck to drive across it, then the Fire Chief would like to put a hydrant at the pond.

It was voted to put this matter on hold until President Bobbitt and the Fire Chief could further explore the requirements and possibilities of having a path that met these minimum requirements. It was decided that having a hydrant at the pond would benefit the majority of residents, and as such, would take priority. It was also decided that the pathway would be addressed before any benches were purchased.

Erosion at Entrance of Subdivision: There was a discussion around the erosion at the entrance of the subdivision. It was voted and approved to use \$1,000 from General Maintenance to make improvements to the entrance area.

Additional issues discussed by membership include:

- Better transparency of funds in the Reserve.
- Better communication about when monthly meetings are scheduled and updating the minutes, etc. on the website.
- Covenant letter violation process being reviewed and acted upon in a timelier manner.

Solicitation for officer positions: All members present were requested to consider helping with the various officer positions of the Association. Two residents volunteered to join the Board and assist with the Board duties.

Open forum: President Bobbitt declared the announced agenda concluded and opened the floor for discussion of any matters the membership wished to raise. An update was provided on the web hosting renewal for the website. It was approved that the website would be renewed for three more years at \$9.49/year.

A community yard sale was brought up for consideration and it was decided that one would not be held at this time.

Adjournment: There being no further business and upon unanimous voice vote in favor, the 2016 annual membership meeting of the North Fort Homeowners Association was adjourned at 11:45 p.m.