

**North Fort Homeowners Association Annual Meeting
Synopsis of the meeting, March 27, 2010**

A regular called meeting of the North Fort Homeowners Association Board of Directors was convened on March 27, 2010 at 265 Bragg, President Frick presiding.

Board members present: Officers present:
Eddie Jordon Jay Frick, President
Hernan Rodriquez Bill Takoch, VP/Acting Secretary
Sam Roberts Bernice LeBlanc, Treasurer

Homeowners present:
Carlton Brown David Duszynski Jane Garvey
Gary Meek Pam Meek Andy Nichol
Bill Powell Marcia Rodriguez Becky Seroka
Bob Seroka Burt Smith Connie Simpson
Gary Turner Julie Turner Shawn White
Ron Wilson

Quorum: A quorum was declared by President Frick at 10:07 AM.

Proxy Votes: The group was instructed to turn in any vote proxies that they may have to the Acting Secretary. A total of eleven proxies were turned in.

Financial Report: The Income Statement for the period April 1, 2009 to March 31, 2010 was handed out and explained to the group by the Treasurer.

Dues: The group was informed that with the possible increase in monetary liability due to the newly created Covenant Enforcement Procedure and the possibility that we may need to hire an outside company to handle some of the HOA duties, a dues increase was eminent. Because of court rulings, we could no longer require pre-HOA residents to pay dues. We presently pay \$95 but the cap is \$100 per the By-Laws. These dues remain low compared to other similar communities. Concerning the need for an outside company to work with the Board, they may be needed because some of the present volunteers of Board members and Officers feel they have continued to make this commitment for many years and we have few new volunteers each year to take over. In addition, the management group could coach our Board on legal matters. It was recommended that we increase the dues up to \$200 over the next three years. The group was informed that we could make this change via a general membership vote. We could do so at this meeting since we had a quorum which requires 10% of the eligible homeowners. With that in mind, the following was agreed upon by the general membership with only one vote of opposition: We approve a dues cap of \$200 for the Board and the cap will remain in effect for the period of three years unless changed by an affirmative vote by the membership.

Front Entrance/Pond: The group was informed that we have hired a contractor to take care of landscaping/mowing of the front entrance and pond area. The landscaping of the front entrance

will start shortly and the grass along Buffalo Road will be mowed/edged and be kept free of trash up to the third tree to the right and left of the entrance each week during the eight month growing season. Homeowners, as is now, will be responsible for the remainder of the grass. Concerning the pond, the fence will be power washed and the dam will be cleaned of any trees and brush. Grass at the pond will be mowed on the same schedule as the front entrance.

Accomplishment List: A list of what was accomplished over the past year was handed out and the following was discussed:

1. Relative to the roads, the group was informed that all of the work needed to be done by the community on the roads was now complete and the roads have been handed over to the DOT. Only Macon which does not have the population density and the Dreamland development where there is no occupancy are not included.
2. A change in the By-Laws has been approved by a majority of the eligible homeowners. The new language will allow for one vote per member of the HOA. In addition to the homeowners this change was supported by the Flowers family but not so by Dreamland.
3. The Covenant Enforcement Procedure (CEP) was developed during the year and was reviewed by a lawyer. It was explained that we had no procedure to use when covenants were violated. The process starts when the Board or an Officer receives a written request from a homeowner; it was not our intention for these members to act as policemen in the neighborhood. If we should hire an outside management group to work with our Board, perhaps they could allay some distrust among neighbors. The group was informed that we had sent out two letters of complaint and of course, met opposition. The complaint was why address me when others were violating the covenants in the neighborhood. It was explained that maintaining the covenants was a difficult issue. The covenants had been drafted by the initial builder and exceptions were made which provided inconsistency. There were as many as 7 amendments to the original covenants. In addition, we had over 20 residents who were pre-HOA and who, based on legal decisions, could not be fined for non-compliance by the HOA. In those instances, we would have to go to court which may not be worth it depending on the issue. The question was asked why we couldn't consolidate the amendments. It was suggested that in the future we send out a general letter to all residents reminding them to read the covenants and become compliant by such and such a date. This may reduce the opposition and ill will. The group was informed that the Board had only recently discussed such an approach. Other problems brought out concerning covenants were:
 1. If the covenant is controversial in the neighborhood, maybe we need to amend the covenant.
 2. There is often a problem with the interpretation of the covenant
 3. The CEP allows for a complaint to be written covering a number of violations
 4. Because we have gone along a long time not enforcing the covenants, we need a notice to all homeowners to start complying
 5. People don't know the covenants and don't know they are in violation
 6. People do not know that we have a CEP

New Board Members: A discussion was held concerning the lack of interest of people to run for office. Some residents stated that people had a negative feeling about running for office and frankly didn't care. It seemed that the better the Board operated the less people were interested in volunteering. Presently we had three Board openings and had Officer positions to fill. If we outsource to an outside contractor, they would only handle the responsibilities and duties of the Officers. Board members will still be needed. To this point we had two residents volunteer for the Board openings, Sam Roberts and Bill Takoch. It was suggested that we could also have the Board members do double duty by taking over Officer duties. After some discussion, three volunteers stepped forward and they were: Carlton Brown, Burt Smith and Andy Nichols. In addition to these three, the group was encouraged to talk to others who might be interested. In the meantime, the three volunteers were asked to prepare a one paragraph blurb on themselves which could be used to introduce them to the rest of the neighborhood. At this time the following was agreed upon by the general membership with no opposing vote: We would extend the present Board members to another 60 days and a general membership meeting will be held within 60 to 75 days from today to vote on the candidates to fill the three openings.

Open Discussion: The following topics were discussed during this discussion:

1. In an effort to help with some of the covenant boat storage issues, the question was asked whether the community had a place where such items could be stored. Some golf communities had such areas to store golf carts. An area for such storage is not available in the community.
2. Residents would like to see some plans developed to improve the pond for better use of the community and to make the community more attractive.
3. The group was informed that an April 24 community outing was being planned and we needed people to let us know what food they would be bringing.
4. The concern of speeding in the community was brought up. The bus drivers will be reminded of the speed limit and speeding needed to be reported to the police.
5. It was suggested that we make the intersection of Apache/Boone and Bragg a four-way stop with signs at the location to improve the safety of that area.
6. Pot holes on either side of the entrance at Buffalo road needed to be repaired
7. It was suggested that we start enforcing the covenant that lot owners need to start construction on their lots within one year. People looking at our neighborhood wonder why it remains undeveloped. The fine for such is only \$300 paid to the Flowers family.
8. People need to clean up after their dogs.
9. We need to look into developing committees who could help take some of the load off of the Board. For instance, we need a Welcoming Committee. Marcia Rodriguez volunteered to be part of the committee.
10. The group thanked the hosts, Marcia and Hernan Rodriguez for hosting the Annual Meeting.
11. The group was informed that work on the landscaping will begin as soon as the signed contract is returned to the contractor. A small area at the entrance will be left open for personalized plantings by the residents.
12. The horses at the front entrance need to be painted uniformly, gloss black.
13. The Board may want to develop a press release touting our community. We do not have any one realty company publicizing our community.

Adjournment: The meeting was adjourned at 12:20 PM.