

**North Fort Homeowners Association
2013 Annual Membership Meeting**

The Annual Membership meeting of the North Fort Homeowners Association Board was convened on January 19, 2013 at the Pineville Fitness Center. With nineteen individual votes or valid proxies present, President Garvey declared a quorum for purposes of the meeting at 1:10 p.m.

Board Members present:
Andy Nichol
Sam Roberts
Bill Takoch
Carlton Brown

Officers present:
President, Jane Garvey
Vice President, Jay Frick
Treasurer, Connie Simpson

Directors, officers and residents in attendance introduced themselves and the new resident members in particular were welcomed.

Financial Report: The proposed budget for 2013 was included in the notice of the annual meeting mailed to all members in December. Treasurer Simpson presented detailed information concerning income and expenses for 2012 and reserves on hand.

Anticipated expenses were discussed in detail and Treasurer Simpson reported that dues for 2013 for the lots required to join the HOA adequate to meet anticipated expenses would be \$200 per affected lot. A voice vote of the members in attendance, including those voted by named proxies, approved that proposed amount unanimously.

In response to a member question, Treasurer Simpson reported on her research last year concerning the payment to Progress Energy for the street lights. She was advised by the utility that a base cost of \$6 is included (but not itemized) in the billing for each lot on which a street light is located. She further explained that, according to the Progress Energy representative, this arrangement for payment for these utility costs was chosen by the developer at the time the utilities were established.

Treasurer Simpson also reported that for the first time the Association received a tax bill for the pond in 2012.

Election of Board of Directors and appointment of Officers: Directors Takoch, Nichol and Brown had already agreed to serve again but Directors Roberts and Smith needed to step aside for 2013. One resident had already volunteered and, following additional discussion, another resident volunteered from the floor.

As a result, the slate of Bill Takoch, Andy Nichol, Carlton Brown, Carey Seavy (not present due to a prior commitment) and John Kronz was presented to the membership present as the proposed Board of Directors. They were elected without dissenting vote.

Following the membership meeting, a brief meeting of the new Directors present was held during which the existing Officers were reappointed and resident Amy Harder was appointed as the new Association Secretary.

Report on HOA activities for 2012:

President Garvey gave a brief report on the activities and accomplishments of the Association during 2012. This included increased attention to enforcement of covenant violations, including authorization of litigation where necessary.

In addition, the Association had established a new website with ready access to membership information and core documents, as well as portals for email contact, developer submission of construction plans to the Architectural Committee and the like.

New rules for member use of the pond were established during 2012, along with a written policy concerning how the “all brick” covenant would be managed for purposes of approval by the Architectural Committee. In addition policies concerning non-traditional roofing materials and signage are under consideration.

A newsletter had been distributed to the membership and a regular landscape maintenance contract for the front entrance was in place.

Proposed bylaws changes:

Among the other activities of the Association during 2012 was a comprehensive review of the Association bylaws and the needed changes. Those proposed changes were distributed as part of the annual meeting notice package. However, there were not sufficient members in attendance or who had submitted proxies to bring those changes to a vote at the annual meeting. President Garvey explained that the bylaws also permitted written agreement to bylaws changes and asked those present whether they would be willing to be contacted for that purpose in the near future, should the new Board elect to proceed in that manner. All present indicated agreement to same.

As to whether there were any questions about the proposed changes, a resident asked for clarification concerning the change in the ability to obtain a valid Special Assessment. It was acknowledged that obtaining member approval for a Special Assessment under the current bylaws would be all but impossible, which is why the change is needed.

During the ensuing discussion, it was noted that this procedure had never been used and was not anticipated to be needed but was entirely in recognition of the possibility of unforeseen but necessary major expenditures. The difficulty in invoking the current procedure is in part responsible for the need to maintain substantial reserves for certain categories of expense.

The only question or reservation about the change expressed was whether a Special Assessment could ever be presented to a membership meeting without direct and express notice that the potential for an additional assessment would be on the proposed agenda. President Garvey assured the resident that any vote for a Special Assessment, under either the existing or proposed policy, would require an express written notice of that agenda item and its purpose; that no “stealth vote” on a Special Assessment would be entertained or valid.

Misc and adjournment:

No additional issues were raised during the open forum and the annual membership meeting was adjourned at 2:15 p.m. The next regular Board meeting will be held Wednesday, February 13, at 6:30 p.m.

Adjournment: A motion was made and seconded to adjourn the meeting. The vote to adjourn was unanimous. The meeting was adjourned at 12:04 AM.