

**North Fort Homeowners Association  
2014 Annual Membership Meeting**

The Annual Membership meeting of the North Fort Homeowners Association Board was convened on January 11, 2014 in the Pineville Fitness Center at 2:30 p.m. President Garvey declared a quorum for purposes of the meeting. Fifteen individual votes or valid proxies were present prior to all votes.

Board Members present:	Officers present:	Other residents present:
Andy Nichol	President, Jane Garvey	Veronica Wood
John Kronz	Vice President, Jay Frick	Sean White
Bill Takoch	Treasurer, Connie Simpson	Aaron Rose
Carlton Brown	Secretary, Amy Harder	Tom & Judy Pass
Carey Seavy		Nathiel Scott
		Paul Zais

**Financial Report:** Due to prior obligations on the part of the Treasurer, the normal order of business was suspended and the Treasurer's report was presented immediately. The proposed budget for 2014 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 2013 and reserves on hand.

Anticipated expenses were discussed in detail and Treasurer Simpson reported that dues for 2014 allocated among all parcels required by covenant to join the HOA adequate to meet anticipated expenses would again be \$200 per affected lot. A voice vote of the members in attendance approved that proposed amount unanimously.

**Introductions and general information:** Following the Treasurer's report and approval of the budget for 2014 all persons in attendance were welcomed and general introductions were made.

**Election of the 2014 Board of Directors:** A brief general discussion was held concerning the current status of the Board and the openings created by two directors who are stepping down. Three current directors agreed to hold over and two residents volunteered for the two openings. A general voice vote was held and the five individuals who placed their names in contention were elected unanimously. At that point the two former directors who were stepping down left the podium and the new Board assumed its duties.

The 2014 Board of Directors incumbents are John Kronz, Carey Seavy and Andy Nichol. The two new members are Veronica Wood and Aaron Rose.

**President's report:** President Garvey gave a general review of the activities and accomplishments of the Board on behalf of the HOA during calendar year 2013, including but not limited to the enacting by written agreement of amended bylaws, the rewriting and filing of the Covenant Enforcement Procedure, posting of an explanation of general considerations governing covenant enforcement, new policies on signage and vegetative cover, management of the flag at the entrance and third-party use of the pond.

President Garvey reported that concerns in progress include the lighting at the front entrance, what pond maintenance is needed and addressing continuing problems with the old website.

Various general questions from residents relating to governing documents and procedures were addressed.

**Pond walkway:** There was a general discussion of the pond margin and walkway owned by the HOA and the substantial deterioration in the latter which is occurring. This deterioration is to some extent a function of age and the materials originally used by the developer to create the pond walkway and walkway fencing. In addition substantially cracking of the asphalt is occurring because of surface roots of adjacent trees.

There was some concern about the potential for liability in the event of a fall; however, it was noted that signs warning of a trip hazard had been posted and that the condition of the walkway was in no way latent or other than readily visible upon exercise of normal lookout.

Some options for at least cosmetic repair of the walkway itself by virtue of an unpaved resurfacing were discussed but objections were raised to each depending on certain types of use, including bicycles. The extended distance involved was discussed and the fact that all options explored to some extent in the past would cost several thousands of dollars to effectuate. On the other hand, the pond and walkway are the only properties owned by the Association and the obligation to preserve those areas in a manner consistent with the remainder of the neighborhood was discussed.

Because there was no obvious or consensus response to the issue, it was decided that a working group or committee of interested residents would be established to explore the various options and make recommendations when sufficient information was available. That committee consists of Paul Zais, John Kronz, Aaron Rose and Nathiel Scott.

**Pond maintenance:** There was a brief discussion concerning the possibility of adding grass carp to the pond to facilitate control of vegetation. Resident Paul Zais pointed out that there are large bass in the pond and that any introduced fish should be at least 12-14" in length. It was also suggested that residents be advised following introduction that any carp caught should be released.

**Board and annual meetings:** The membership was advised that our ability to conduct both Board meetings and the annual membership meeting at Pineville without cost may not continue. Board meetings can be held at residences. That makes it somewhat less convenient for residents interested in attending to know exactly where to go but the information concerning the next meeting is always posted on the main page of the website.

Archer Lodge community center is an option for the annual meeting but they now charge \$250 for a 4-hour period. Paul Zais indicated that he would explore with Thanksgiving Volunteer Fire Department whether their facility might be able to provide a meeting site for at least the annual membership meeting next year.

There being no further business scheduled or raised from the floor, upon motion, second and voice vote, the annual membership meeting was adjourned at 3:30 p.m.