

**North Fort Homeowners Association
Minutes of the Annual Membership Meeting
January 17, 2015**

The annual called meeting of the North Fort Homeowners Association membership was convened on January 17, 2015 at the Thanksgiving Fire Department, President Garvey presiding.

Board members present:	Officers present:	Architectural Cttee	Owners/residents
John Kronz	Jane Garvey	members present:	attending: 21
Carey Seavy	Connie Simpson	None	Proxies: 1
Andy Nichol			

Quorum: A quorum was of the Board and membership was declared by the President at 11:01 a.m.

Welcome and opening remarks: President Garvey welcomed all in attendance and general introductions were offered. President Garvey then gave a brief explanation of the requirements, purpose and limitations of the circumstances governing HOA membership, finances and enforcement considerations along with point outs to various services and resources on the website, the new post office box address and similar items of general information.

Treasurer's report: Treasurer Simpson 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 2015. 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.

A separate item of additional expense for maintenance of the pond walkway was specifically reserved for later discussion.

Election of the Board of Directors: Following nominations from the floor and a brief general discussion, incumbents John Kronz, Carey Seavy and Aaron Rose were re-elected to the Board for 2015. The two new Board members are Kenneth Jones and Vickie Woodard. The voice vote approving all five nominees was unanimous.

Architectural Committee report: President Garvey forwarded to the membership a general report concerning the activities of the Architectural Committee during 2014. These activities included consideration, negotiation and approval of 8 homes, 3 fences, 1 swimming pool and a storage building. Various items of initial and substantial noncompliance were reported as having been successfully resolved following extensive follow-up. In addition, considerable effort was expended in determining the responsible parties and obtaining correction and removal of multiple dumps of excess concrete in neighborhood ditches and on undeveloped lots.

Covenant enforcement: Director Kronz reported briefly on the covenant enforcement activities on behalf of the Association, which included the filing of 6 violation complaints. Of these, 5 have been successfully resolved; 1 remains open. The resolved complaints included tall vegetation, prohibited vehicles and equipment in view and prohibited on-street resident parking.

President Garvey also advised that there was ongoing litigation involving covenant violations, in whole or in part. There was a brief general discussion of those cases, necessarily limited to matters which are on the public record in the filed actions. No membership action was required with respect to this item.

President's report: President Garvey reported items of interest concerning issues within the community and the activities of the HOA during 2014.

The most significant of these discussions related to the pond. President Garvey explained that a formal survey of the metes and bounds of the pond and environs owned by the Association had been performed and recorded and she explained who was authorized to access those areas. In addition, she reported on the extensive clean-up in and around the pond as well as the introduction of sterile grass carp in an effort to control the growth of undesirable vegetation. "No Swimming" signs will be posted in the spring.

The smaller woody growth has been removed but it is likely still advisable to attempt to obtain an expert assessment of the larger tree growth on and below the pond dam. Since much of this growth is on private property, further intervention will need to be authoritatively assessed and supported.

Additional issues occurring and addressed by the Association during the year included:

- Complaints concerning dog walkers not removing waste from the private property of others. Voice response from those present indicates that this issue has improved.
- Speeding complaints in a particular area of the neighborhood could not be substantiated following assessment by the Sheriff's Department
- The front lights appear to be working correctly now
- Potholes and road edge repairs have been called in on several occasions
- Sediment and surface water runoff from new construction sites was addressed
- A verbally aggressive trespasser on the pond was sent a warning letter and the problem has not been reported to have recurred
- Unauthorized vehicles accessing HOA property surrounding the pond through an unimproved lot were blocked by a physical barrier

Planned in 2015: Efforts will be made to bring Alamo Court into compliance with DMV standards in order that this road may be turned over to the state for future maintenance.

Pond walkway discussion: There was an extensive discussion concerning the current status of the pavement and fencing along the walkway to the pond, soliciting the suggestions of the membership present as well as presenting the various bids and proposals in hand. All such proposals would require multiple thousands of dollars and an additional dues assessment above the \$200 already approved. For that reason and as stated in the meeting notice, the Board

requested the direct input of the membership present as to what they wished to be done and the expense they were willing to dedicate to that purpose.

Following an extensive discussion, major expenditure was put on hold. Various interim measures were adopted, including:

- additional estimates are to be obtained concerning a “floating” bridge or walkway over the uneven pavement area
- Director Woodard volunteered to coordinate a community effort to clean up and repair the existing fencing
- the two sections of rails closest to the pond along with the posts, as needed, will be utilized, as needed, for these repairs
- member Pam Meek volunteered to explore the options and expenses for putting in benches, tables or related items on the dam and or margin areas owned by the Association
- President Garvey will attempt to locate the appropriate expert resources for assessment of the remaining woody growth on and below the dam but also invited suggestions as to contact persons or resources from anyone present.

Solicitation for officer positions: All members present were requested to consider helping with the various officer positions of the Association. Only the President was known to be willing to continue at that time. Any members who were willing to consider serving were asked to stay when the general membership meeting adjourned, as the regular Board meeting to address that would occur immediately thereafter.

Open forum: President Garvey declared the announced agenda concluded and opened the floor for discussion of any matters the membership wished to raise. One family asked about the status of obtaining natural gas in the neighborhood but there was no known action the Association could take which would facilitate availability of that resource. The members raising that issue volunteered to follow-up and obtain the relevant information.

There was also a general discussion of the feasibility at this time of obtaining water hydrants within the subdivision, with Thanksgiving Fire Chief Zais providing the current status of that issue.

A member asked about the status and restrictions governing platted drainage easements and general information was provided.

Adjournment: There being no further business and upon unanimous voice vote in favor, the 2015 annual membership meeting of the North Fort Homeowners Association was adjourned at 1:05 p.m.