

Meeting HOSTED by: Bruce Allen, Signature Management

Type of meeting: HOA Monthly Board Meeting

Secretary: Trish Perna

Directors Present: Jane Garvey, John Kronz, Tracy Williams-Pender, Beth Smith

Officers Present: John Sickler – President, Daria Tolentino – Vice-President

Quorum Established

Meeting began at 6:36 pm

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Resident/Guest Appearance:

Covenant Violation Hearing # 1: Appropriate documentation has been submitted and parking violation has been corrected. Mailbox to be fixed when the part becomes available through Post & Pickets.

Covenant Violation Hearing # 2: Attendee feels that the trailer cannot be seen from the street, however, will be looking into fencing in the future. Management will be sending a letter that requests that the homeowner park the trailer behind the house until the appropriate fencing is installed.

Covenant Violation Hearing # 3: Homeowner was a no show. Management company to send a letter giving a deadline to cure the violation or fines will begin.

Covenant Violation Hearing # 4: Management company to send photograph before the next meeting. Appropriate covenant article prohibiting such vehicles in sight was revisited and discussed.

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Agenda Item: Treasurer Report

Discussion:

To keep the HOA members informed on the use of budget monies as well as satisfy statutory requirements.

Conclusions:

✓ Treasurer was not able to attend.

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Agenda item: Minutes from last meeting

Discussion:

Minutes were discussed and reviewed.

Conclusions:

Previous minutes were accepted.

- ✓ Moved to approval.
- ✓ Motion 2<sup>nd</sup>.
- ✓ Approved.

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Agenda item: Covenant Violation Report

**Discussion:**

To keep North Fort development clean, safe, and aesthetically pleasing it is important to monitor the properties within the neighborhood. The violation list was reviewed. Management provided updates on each violation and each topic was discussed regarding next steps.

**Conclusions:**

For the month of August, 2 inspections were conducted. 11 violation letters were sent out to 10 addresses. These violations were primarily parking related issues, unauthorized vehicles/trailers, unapproved pools, fence repair and unapproved fencing and/or structures. Appropriate next actions pursuant to the covenants were authorized, including initiation of proceedings for imposing fines for ignored and/or repeated violations.

- ✓ Moved to approval.
- ✓ Motion 2<sup>nd</sup>.
- ✓ Approved.

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**Agenda Item:** Pond Border Vegetation Issues

**Discussion:**

There is general agreement that the pond access for residents should be appropriate and usable. Woody growth and tall weeds on the South and East side of the pond are unsightly and may be harboring pests, snakes, etc.

**Conclusion:**

A board member to check whether the work was completed appropriately. After the services are completed, letters to all landowners explaining and reminding them of their obligation under the covenants will be sent.

- ✓ Moved to approval.
- ✓ Motion 2<sup>nd</sup>.
- ✓ Approved.

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***Ongoing Old Business***

**Covenant Re-work:** Covenant Draft is still in review with the attorney.

**Development Entrance Issues:** A Board member is in discussions regarding widening the development's entry pavement for an improved radius to help avoid tire ruts in the landscaping.

**Website:** Third party options are still being researched as well as a possible in-house option. A committee has been created to investigate all the options. Analytics upgrades are complete and functioning properly. A photo carousel was added, and photos of nature, wildlife and weather will be solicited from residents of North Fort.

**New Letterhead:** This task has been deferred until further notice.

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### ***New Business***

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**North Fort Gathering:** The fall community gathering is **rescheduled to October 21st. The time remains the same: 3:00 pm – 6:30 pm.**

**Motion to adjourn.**

**Motion was seconded.**

**Meeting concluded at 8:25 pm.**