

Meeting HOSTED by: Bruce Allen, Signature Management  
Type of meeting: HOA Monthly Board Meeting

Secretary: Trish Perna

Directors Present: Jane Garvey, John Kronz, Beth Smith

Officers Present: Daria Tolentino – Vice-President, Trish Perna – Secretary

Quorum Established  
Meeting began at 6:33 pm

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**Resident/Guest Appearance:**

With opportunity being provided and resident not appearing, fines in the amount of \$100.00 per month will begin 10 days after the date of this meeting.

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Agenda Item: Treasurer Report

Treasurer not available for report.

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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:

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:** Outstanding Invoices for HOA Dues

**Discussion:**

40% of the HOA dues invoices remain outstanding. Some of which have been in the arrears for more than one consecutive year. Multiple past due invoices have been sent to these homeowners with no response as of this meeting date.

**Conclusion:**

Due to the non-compliance at such a high rate the actions authorized at the previous meeting continue.

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***Ongoing Old Business***

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**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.

**Pond Border Vegetation Issues:** All shrubbery was cut down except for some 2"- 6" diameter trees. The landscaping service was unsure if HOA wanted the trees removed. Management will reach out to the landscaping company for removal of all remaining upgrowth on the East side of the pond.

**Fall landscaping was discussed:** The landscaping provider will begin to mow the south side of Buffalo from the fence to the street edge. The front entrance will also be enhanced with seasonal flowers and new mulch.

**Blocked views when exiting neighborhood:** A resident has reported that tree branches partially obscure the view southward of traffic traveling north on Buffalo. At least one Board member had attempted to confirm the issue but did not observe the same circumstance. All Board members and officers were requested to pay close attention and report from their variety of heights and vehicle sizes at the next meeting in order to determine how to proceed.

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***New Business***

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No new business at this time.

**Motion to adjourn.**

**Motion was seconded.**

**Meeting concluded at 7:26 pm.**