

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, Tracy Williams-Pender

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

Quorum Established
Meeting began at 6:32 pm

Resident/Guest Appearance:

None.

Agenda Item: Treasurer Report

Treasurer not available for report.

Agenda item: Minutes from last meeting

Discussion:

Minutes were discussed and reviewed.

Conclusions:

Previous minutes were accepted.

- ✓ Moved to approval.
 - ✓ Motion 2nd.
 - ✓ Approved.
-

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 2nd.
 - ✓ Approved.
-

Agenda Item: Outstanding Invoices for HOA Dues

Discussion:

Several 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, the actions authorized at the previous meeting continue. This matter will remain in force moving forward.

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.

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. The landscaping company will remove all remaining upgrowth on the East side of the pond as their tree removal schedule permits.

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. Several Board members and Officers attempted to confirm the issue but did not observe the same circumstance. A board member will let the resident that raised the issue know that more information may be helpful with duplicating the concern.

New Business

2024 Annual Meeting: Rainbow Lanes at 850 NC-42, Clayton, NV 27520 on January 13, 2024 at 10:00 am. Letters to the residents will be mailed by the management company no later than 30 days prior to the meeting date.

Management Fee Increase: As a very active HOA, the management company has requested to raise their fees from \$160.00 to \$200.00 for 12 meetings per year and 2 inspections per month. The board approved this increase, and a new contract will be created and signed.

Motion to adjourn.

Motion was seconded.

Meeting concluded at 7:52 pm.