

## North Fort Annual HOA Meeting

January 13, 2024

10:00 am

Rainbow Lanes

850 Hwy 42 West  
Clayton, NC 27520

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Meeting **HOSTED** by: Bruce Allen, Signature Management

Type of meeting: HOA Annual Board Meeting

**Secretary:** Trish Perna

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

**Officers Present:** John Sickler - President, Daria Tolentino - Vice-President, Ken Jones – Treasurer, Trish Perna - Secretary

Quorum Established

Meeting began at 10:00 am

Introductions were made by all attendees. 19 Residents attended in person. 3 attendees by proxy.

Note from secretary: Items are grouped by topics not necessarily in order of discussion.

**President's Address:** John Sickler spoke regarding the items that the HOA has accomplished over the last year.

- 1) Signage consolidation at the pond entrance, helped to control neighborhood traffic by contacting Google maps, adding signs in key locations along North Fort Drive, and initiating the installation of the gate at the end of North Fort Drive.
- 2) The Board also added mowing of the grass along Buffalo Road to the existing lawn service contract.
- 3) The North Fort Community newsletter was revamped and is now being created by Daria Tolentino.
- 4) Website updates have been made over the course of the last year. Although improvements are ongoing, there are many security changes that have already been completed, a searchable document on the Covenants page was added and many other improvements have been made. Thank you to Jane Garvey for taking on this tedious task.

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### **Agenda Item:** 2023 Annual Meeting Minutes Approval

Discussion:

Previous minutes were reviewed and discussed.

Conclusions:

The previous year's minutes were approved.

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

✓ Accepted.

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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, the Treasurer presented an overview of the budget and attendees were afforded the opportunity to ask questions.

**Conclusion:**

The 2023 actuals report was reviewed with no questions from attendees.

Questions relating to the 2024 proposed budget were discussed and clarified. All questions were answered by the treasurer to the satisfaction of all attendees.

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

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**Agenda Item:** 2024 HOA Election of Board

**Discussion:**

A Candidates' discussion was held. John Sickler chose to resign as President. Ken Dunn and Cary Russell volunteered to serve as officers. All other board members were willing to continue volunteering in their current positions.

**Conclusion:**

All attendees voted Yes as proposed. The Board will meet directly following this meeting to reassign roles for the volunteers, both new and existing.

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

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**Agenda Item:** North Fort Spring Gathering

**Discussion:** The Spring event has been scheduled for early May 4<sup>th</sup> with a rain date of May 18<sup>th</sup>.

**Conclusion:** Daria Tolentino asked for more volunteers and explained the preliminary details.

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**Agenda Item:** Open Discussions

**Discussion:** **Searchable covenants**

A resident attendee asked if there was a way to search through the covenants.

**Conclusion:**

That document is searchable by term at northfortcommunity.com covenants page, using the CTRL+F command.

**Discussion:** **Road Maintenance**

A resident asked what neighborhood roads are privately owned and which roads are state-maintained.

A resident asked what the process is for reporting potholes and road damage.

**Conclusion:**

A Board member explained that Macon Drive is still privately owned and that he is in contact with and trying to work with the DOT to have it added as a state-maintained road without the residents incurring exorbitant costs.

The process for reporting potholes and road damage is to go to the DOT website to report the issue through their road damage report page.

**Discussion:** **Covenant Discussion**

A question was raised concerning the status of the covenant rewrite.

**Conclusion:**

The Board explained that the original primary motivation for attempting a comprehensive rewrite despite the extremely high participation that would be required was the long-standing question concerning applicability of the HOA covenant to the lots which left the developer's hands before that covenant was recorded. The Board went on to explain that, given clarification by subsequent statutory amendment and appellate decisions, our counsel had advised unequivocally that all lots were in fact subject to the HOA covenant, thus obviating the primary need for an arduous and extremely expensive comprehensive rewrite. There was no further commentary from the attendees concerning the covenants overall.

**Discussion:** **Animals**

A resident brought up the issue of residents allowing their animals to run freely in the neighborhood, primarily cats.

**Conclusion:**

President Tarantino agreed to add a discussion concerning this issue to the next newsletter.

**Discussion:** **Community Yard Sale**

Daria Tolentino invited all residents to participate in a garage sale collaboration.

**Conclusion:**

The community garage sale will be held in April. The HOA will advertise this event on social media. Each participating resident will have the sale from their own garage/driveway.

**Discussion: Newsletter**

Daria Tolentino asked the residents for ideas for the newsletter.

**Conclusion:**

Any ideas for the newsletter should be provided to President Tolentino.

**Discussion: Assessments**

A resident asked if any issue requiring a special assessment was currently under consideration.

**Conclusion:**

The Board replied that there was not. A brief general discussion was held concerning the potential need for significant expenditures in the future and that this is why a substantial reserve was being maintained.

**Discussion: Bradford Pear Trees & Fencing along Buffalo Road**

Although the homeowners have done a good job of maintaining the Bradford Pears there are concerns about their future viability. The condition of both the trees and the fence is beginning to decline. Safety concerns were discussed regarding vision impairment while leaving the neighborhood due to the trees and fencing.

**Conclusion:**

Safety concerns were discussed regarding vision impairment while leaving the neighborhood due to the trees and fencing. Contacting DOT was suggested. The Board would like to discuss this issue in the near future with the respective homeowners of the front lots that have Bradford Pear Trees and fencing on their property. The resident attendees were invited to share any ideas regarding a solution.

**Discussion: Online Dues payments**

A resident asked if there would be an online payment option.

**Conclusion:**

Treasurer Jones replied that this capability was currently being pursued and should be available shortly.

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All questions and concerns were addressed to satisfaction as far as the Board is aware. Meeting moved to adjournment.

**Motion to adjourn.**

**Motion was seconded.**

**Meeting concluded at 11:33 am.**