

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, Ken Jones, Tracy Williams-Pender

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

Quorum Established
Meeting began at 6:31 pm

Resident/Guest Appearance:

None.

Agenda Item: Treasurer Report

Discussion:

To keep the HOA members informed on the use of budget monies as well as satisfy statutory requirements. The reports were explained and discussed.

Conclusions:

The reports were reviewed and approved.

- ✓ Moved approval.
 - ✓ Motion 2nd.
 - ✓ Approved.
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Agenda item: Minutes from last meeting

Discussion:

Previous minutes were reviewed and discussed.

Conclusions:

The previous month's minutes were approved.

- ✓ Moved approval.
 - ✓ Motion 2nd.
 - ✓ 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 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:

The number of outstanding invoices for HOA dues has decreased since the last discussion and the actions authorized at the previous meeting continue. This matter will remain in force moving forward and future discussion will be held within the existing Treasurer reports review.

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. Service has been completed. This matter is closed.

Fall landscaping was discussed: The front entrance has yet to be enhanced with seasonal flowers and new mulch. The Board agreed that due to the late timeline of the season the flowers will not be put in, however, the mulch will still be placed. The service will be completed this week.

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 spoke with the resident that initially reported. Until additional information on this issue comes to the Board this matter is closed.

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 were mailed.

Spring Community Gathering: The event has been scheduled for May 04, 2024, with a rain date of May 18, 2024. Volunteers will be needed to assist with this event.

Streetlight maintenance: There is a streetlight on Helen Jean that is flickering. A Board member has submitted a work request to Duke Energy for repair.

Motion to adjourn.

Motion was seconded.

Meeting concluded at 7:13 pm.