

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 – President, Ken Dunn – Vice President, Ken Jones - Treasurer,  
Cary Russell – Parliamentarian, Trish Perna – Secretary

Quorum Established  
Meeting began at 6:32 pm

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**Resident/Guest Appearance:**

None.

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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 reports were explained and discussed.

Treasurer is working with bank to set up online payment for dues.

Conclusions:

The reports were reviewed and approved.

The payment process is anticipated to be set up within 5 days of this meeting.

- ✓ Moved approval.
  - ✓ Motion 2<sup>nd</sup>.
  - ✓ Approved.
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Agenda item:    Minutes from last month, annual and director's meeting

Discussion:

The previous 3 sets of minutes were reviewed and discussed.

Conclusions:

The previous 3 meeting minutes were approved.

- ✓ Moved 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 in view, improper parking of vehicles and unapproved 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 2<sup>nd</sup>.
  - ✓ Approved.
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Agenda Item: Pond Edge Maintenance

Discussion:

Planning for treating the vegetation around the pond was discussed.

Conclusions:

A board member will treat the South and East sides at the appropriate time.

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

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***Ongoing Old Business***

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**Covenant Re-work:** 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. 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. This initiative has been suspended for the foreseeable future.

**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.

**Fall landscaping was discussed:** The mulch at the entrance of the development was placed. This matter is closed.

**Spring Community Events:** The resident gathering event has been scheduled for May 04, 2024, with a rain date of May 18, 2024. Daria will set the schedule for volunteer tasks to prepare for the event.

**Streetlight maintenance:** Duke Energy has completed the repair. This matter is closed.

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***New Business***

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**Motion to adjourn.**

**Motion was seconded.**

**Meeting concluded at 7:16 pm.**