

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

Secretary: Trish Perna

Directors Present: Jane Garvey, Ken Dunn, John Kronz, Beth Smith

Officers Present: Daria Tolentino – President, Cary Russell – Parliamentarian, Trish Perna – Secretary

Quorum Established  
Meeting began at 6:40 pm

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**Resident/Guest Appearance:**

Resident Hearing #1: The lot owner was given notice of the opportunity to be heard with respect to ongoing or repeated covenant violation(s). No lot owner appeared for the scheduled hearing or otherwise communicated with management or the Board concerning this issue. Appropriate covenant enforcement will proceed.

Resident Hearing #2: The lot owner was given notice of the opportunity to be heard with respect to ongoing or repeated covenant violation(s). No lot owner appeared for the scheduled hearing or otherwise communicated with management or the Board concerning this issue. Appropriate covenant enforcement will proceed.

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Agenda Item: Treasurer Report

Discussion:

The Treasurer was unavailable to report.

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Agenda Item: Previous Meeting Minutes

Discussion:

The previous minutes were reviewed.

Conclusions:

The previous 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:

Planned treatment for the vegetation around the pond.

### Conclusions:

The treatment product has arrived. A board member will treat the South and East sides within the next few weeks.

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

### ***Ongoing Old Business***

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**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.

**Spring Community Events:** The resident gathering event is scheduled for May 04, 2024, with a rain date of May 18, 2024. The planning committee is diligently working to make this a fun and successful gathering. Flyers will be passed out and a sign will be placed at the neighborhood entrance.

### ***New Business***

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**Bradford Pears along Buffalo:** Management received an email announcing a state-based initiative. NC Bradford Pear Bounty is a collaborative program between NC State Extension, NC Urban Forest Council, NC Forest Service, and NC Wildlife Federation. The campaign is an incentive program being offered encouraging residents of North Carolina to remove their Bradford Pear Trees. There were initial discussions among the board and management regarding how to best explain the program to residents that have these trees on their property.

**Street Light Outages:** A few lights are out in the neighborhood. A board member has submitted an online request for repair to Duke Energy.

**Motion to adjourn.**

**Motion was seconded.**

**Meeting concluded at 7:12 pm.**