

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

Other Attendee(s): Tina Pace, Attorney

Quorum Established
Meeting began at 6:41 pm

Resident/Guest Appearance:

Executive Session with Legal Counsel.

Agenda Item: Previous Meeting Minutes

Discussion:

The previous minutes were reviewed.

Conclusions:

The previous minutes were approved.

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

Conclusions:

The reports were reviewed and discussed.

The Online payment option has been added to the website. The processor's processing fee is passed onto the payer.

- ✓ Moved 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, maintenance/landscaping , 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 2nd.
 - ✓ 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 2nd.
- ✓ Approved.

Ongoing Old Business

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.

New Business

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. A letter will be drafted and sent to the homeowners.

Motion to adjourn.

Motion was seconded.

Meeting concluded at 7:31 pm.