

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

Secretary: Trish Perna

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

Officers Present: Ken Dunn – Vice President, Ken Jones – Treasurer, Trish Perna – Secretary

Quorum Established  
Meeting began at 6:41 pm

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**Resident/Guest Appearance:**

None.

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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: Treasurer Report

Discussion:

To keep the HOA members informed on the use of budget monies as well as satisfy statutory requirements.

Conclusions:

Reports were reviewed and all questions were answered to satisfaction.

- ✓ 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 signs & flags, with messages displayed, not within 45 days of an election or 7 days after same election, 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 2<sup>nd</sup>.
  - ✓ Approved.
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## Agenda Item: Pond Edge Maintenance

### Discussion:

Status on the applied treatment for the vegetation around the pond.

### Conclusions:

The treatment product has been applied. A board member will do another treatment when temperatures allow.

- ✓ 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.

**State- Based Bradford Pear Tree Initiative:** 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. Informational links for this initiative have been added to the HOA website for convenience. This matter is closed.

**Landscaping along Buffalo Road:** Management will speak to the current landscaping provider regarding adding the landscaping maintenance between the fence and the road from the entrance south to the end of the development.

**Whitley Corner Sign:** A metal sign that the developer has left at the gate has been abandoned and vegetation is now growing around and on it. Removal is scheduled for this week, weather permitting.

**Reflectors added to the Whitley Corner Gate:** At the request of North Fort residents, management has contacted the developer of Whitley Corner asking that reflectors be added to the gate that separates the neighborhoods in the hope that nighttime drivers will see that there is a gate. Whitley Corner's developer has added reflectors to the gate. This matter is closed.

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***New Business***

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**Street Light maintenance:** a member of the board will submit a repair request to Duke Energy regarding some flickering/out light poles.

**Motion to adjourn.**

**Motion was seconded.**

**Meeting concluded at 7:26 pm.**