

North Fort Annual HOA Meeting

January 18, 2025

10:00 am

Rainbow Lanes

850 Hwy 42 West
Clayton, NC 27520

Meeting **HOSTED** by: Bruce Allen, Signature Management

Type of meeting: HOA Annual Board Meeting

Secretary: Trish Perna

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

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

Quorum Established

Meeting began at 10:11 am

18 residents attended in person. 20 properties were represented by proxy.

President's Address: Daria Tolentino spoke regarding the items that the HOA has accomplished over the last year.

- 1) A few newsletters were published and sent. A Spring Community Garage Sale was held and a Community Gathering by the dam occurred.
- 2) Multiple resources and features have been added to the website including a searchable covenants file, a carousel of resident nature photos from the neighborhood and an option to pay online.
- 3) Information regarding the NC State-sponsored "Bradford Bounty" tree initiative was mailed to affected residents and posted on the website.
- 4) Contracted with a provider for power washing of various sections of fencing.
- 5) Expanded the mowing services to strips along Buffalo on the outside of the fence for safety purposes.
- 6) There were repeated contacts with the Flowers company to obtain a functioning and effective barrier on North Fort Drive.
- 7) Continuing efforts to obtain compliance with the covenant requirements for which, in one case, the HOA is now being sued.
- 8) Contracted for removal of the brush and saplings that interfered with member's access to the pond. Bought aquatic Roundup, and one Board member used another's backpack sprayer to make two separate hours-long rounds of spraying to control weeds at the pond.

Agenda Item: Special Agenda

Discussion: Due to the need for a new management company and the current pricing comparisons it is out of necessity that the Board is requesting that the residents present and in good standing vote to increase the yearly assessment amount from \$200.00 to \$350.00. Management company services

and fees were discussed as well as other options for management, such as self-management, were proposed and discussed.

Conclusion: Final tabulation of this vote was postponed pending the presentation of a self-management option by 2 residents willing to take on the task of putting a plan together. The meeting to continue discussions and conduct a vote has been scheduled and will be held at 265 Bragg Court in North Fort on February 22, 2025, at 10: 00 am.

Agenda Item: Treasurer Report

Discussion:

To keep the HOA members informed on the use of budget monies as well as satisfy statutory requirements, the Treasurer presented an overview of the budget and attendees were afforded the opportunity to ask questions.

Conclusion:

The 2024 actuals report was reviewed with no questions from attendees.

The 2025 proposed budget approval vote has been tabled pending the decision of a management style. Budget vote to follow.

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

Agenda Item: 2024 HOA Election of Board

Discussion:

A Candidates' discussion was held. Daria Tolentino, Tracy Williams-Pender and Jane Garvey chose to resign their positions. Beth Smith, John Kronz, Carey Russell, Diane Battles, Robin Trundle, and Kevin Cooper volunteered to serve. All the other board members were willing to continue volunteering.

Conclusion:

All attendees were given a ballot, and the vote was conducted. The majority vote results appointed Beth Smith, John Kronz, Diane Battles, Robin Trundle and Kevin Cooper. The Board will meet directly following this meeting to reassign roles for the volunteers, both new and existing.

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

Agenda Item: Open Discussions

Discussion: A resident brought up concerns regarding the continuing traffic increase at the end of North Fort Drive. Vehicles that are trying to cut through North Fort to enter Whitley Corner through the back gate which is not accessible to through traffic. This result causes the driver to have to back up, turn around and then leave. Safety concerns were raised for children and pets in that area. Residents do not feel that the current signage is adequately catching the attention of these drivers.

Conclusion: The Board will add this issue to the next agenda and discuss possible sign verbiage changes and other ideas.

All questions and concerns were addressed to satisfaction as far as the Board is aware. Meeting moved to adjournment.

Motion to adjourn.

Motion was seconded.

Meeting concluded at 11:59 am.

The Board met briefly after the meeting to thank the currently serving members and welcome the new board members. Appointments were discussed, assigned and confirmed.