

North Fort HOA Meeting

February 22, 2025

Perna Residence

10:00 am

Meeting Hosted by: Trish Perna

Type of Meeting: 2025 HOA Annual Meeting - Continued

Secretary: Diane Battles

Directors Present: Beth Smith, John Kronz, Robin Trundle, Kevin Cooper, Diane Battles

Officers Present: Trish Perna - President, Kenn Dunn - 1st Vice President, Diane Battles - Secretary

Quorum Established

Meeting Began at 10:03 am

RESIDENT/GUEST APPEARANCE:

Presentation prepared by Eric and Tom.

Agenda Item: Management Company

Discussion:

Research was completed by Eric and Tom regarding use of a management company v. self-management and they made a presentation regarding their findings. Previously, this discussion had been postponed due to a lack of understanding or consensus on which would be more beneficial to the community. A delta existed between the proposed changes and Signature Management's lack of action. The previous board had been unaware of the number of violation letters that had been going out. At our previous annual meeting, 14 proxies had been used to table the agenda item. Upon review, the delta seems appropriate and acceptable and it was determined that without professional management, the community would not be able to secure insurance. The difference totals approximately \$12.00 per month increase to achieve the \$350.00 annual dues. Tom and Eric recommended that we now vote for a new management company because this time, everything will be run through the HOA and common sense will be used in making decisions. The proxy votes are all in agreement for this change. There are a total of 3 companies from which to choose and the Board will make the decision. One has a 90-day out clause. The other two companies have annual caps on fees. Other services provided are financials and neighborhood inspections. They also handle

legal documentation at closing. All 3 companies wish to handle all financials. Ken Jones has been providing these services for free in the past. Some felt the old management company was doing a good job and questioned why the change was needed at all. There was clarification offered regarding anyone having a vested interest or personal relationship with any of the 3 newly proposed management companies. Whichever management company is chosen, they will not be knocking on anyone's door as the previous management company did.

A few attendees had questions about a specific management company that Eric and Tom spoke to personally. All questions were answered to satisfaction.

Vote conducted by Trish Perna:

All in favor of hiring a professional management company.

Vote passed: 28 ayes 4 nays

Agenda Item: 2025 Budget Approval

President Trish Perna had a copy of the 2025 budget options displayed on the big screen. As the budget was being reviewed, it was pointed out that the assessment line of the budget stated option 2 with \$300.00 per year assessments. President Perna further explained that that number would be changed to \$350.00 and the minutes would be reflected and the budget approved as amended.

Motion made by Tom Wooditch:

In order to obtain a professional management company to assist the North Fort Homeowners Association in proper and efficient management of the North Fort neighborhood, current assessments of \$200.00 per year need to be increased to \$350.00 per year. A majority vote for approval by property owners in good standing, and in attendance or by proxy during the vote, must be obtained for the assessment increase to take effect.

I move That the North Fort assessments are increased from \$200.00 per year to \$350.00 per year.

Second Cary Russell

Discussion: There was inquiry regarding anyone having a vested interest or personal relationship with any of the 3 newly proposed management companies. Clarification

was made, no one has knowledge of personally knowing anyone from the 3 companies. All questions were answered to satisfaction.. All questions were answered to satisfaction.

Motion passed as amended 11 ayes and 3 nays.

Residents General Discussions and Concerns

Flags and Signs: Various statements were made regarding signs v. flags, as this has been a long-time matter of conflict. Some felt it should be a matter of common sense and personal preference and others that we should permit no flags or signs at any time so as to avoid offense to others. Others, that the policy should be based strictly on the covenants. There was discussion about the differences or similarities of a sign v. a flag. It was suggested that one speak to their neighbor if offended so that changes could be made on a more personal level.

The Pond: The matter of pond use was discussed. Some felt that only those who live around the pond should have to pay for its maintenance and upkeep. It was explained that the dam side and 25 feet off the Eastside waterline belongs to the HOA and is accessible to all HOA members in good standing. Non-motorized boats may be used on the pond. Others stated that they feel/have been told they are trespassing in someone else's yard when they have attempted to use the pond.

The fence along Buffalo Rd.: This will be addressed at a later date.

Paving on Macon Ct. and Alamo Ct.: According to NCDOT, these are still considered private roads and for this reason they were not paved as the rest of the neighborhood was. DOT has also stated that there has been "too much damage" for them to assume and they provided a punch list of repairs that had to be made first before they would assume responsibility for those streets. It was discussed about whether part of the \$350.00 could be used to help pay for this v. an assessment to those residents affected.

Conclusion: The matter of street paving was tabled for the time being.

Motion to adjourn

Motion was seconded

Meeting adjourned at 10:49 am