

North Fort HOA Meeting

April 2, 2025

06:30 pm

Via Zoom

Meeting **HOSTED** by: North Fort HOA President, Trish Perna

Type of meeting: HOA Monthly Board Meeting

Secretary: Diane Battles

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

Officers Present: Trish Perna - President, Ken Dunn - Vice-President, Diane Battles - Secretary, Cary Russell - Parliamentarian

Quorum Established:

Meeting began at 6:36 pm

Resident/Guest Appearance: Cryss Taylor, CAMS

Cryss introduced herself to the HOA Board members. She has been with CAMS for three years and looks forward to working with us.

Minutes

Discussion:

Minutes were discussed and reviewed.

Conclusion:

Previous minutes were accepted, approved and passed.

Old Business

Pond/Dam Project:

Discussion:

It was reported that HOA President Perna had received a hard copy of the plan. It must be resubmitted on an annual basis. Changes can be made to the plan only at that time. Changes can be made to the contacts on the plan, however.

Conclusion:

The payment was sent and the matter is closed until 2026.

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Fence Repair:

Discussion:

108 Moultrie Ct. fencing repair on Buffalo Rd. is now complete. The Treasurer will write the check to the fencing company. We received an email from one of the other homeowners on the north side of Buffalo Road regarding Brennan's Fence having taken away her posts. President Perna reached out to the homeowner and let her know that the HOA did not instruct the fencing company to access her property.

Conclusion:

The homeowner was thankful for the call and acknowledgement and will continue her communications with Brennan's Fence to rectify the issue. Furthermore, the resident informed the president that she is working with another company to do the repair work.

New Signs:

Discussion:

The new roadway signs will soon be posted on Apache Rd and on North Fort. Navigation maps seem to have been the problem/issue.

Conclusion:

We greatly appreciate Kevin and John taking on that task.

New Business

HOA Membership:

Discussion:

Changes to billing for non-HOA members. The new Directors were explained the background, legal counsel advice and past research that led the Board to begin the billing of previously non-HOA members.

Conclusion:

Our CAMS representative reported that this amendment was made in 2022. Further discussion has been postponed while Cryss, our CAMS account manager, researches on her end. The Board was comfortable with this decision and it was stated that some residents had begun paying who had previously not done so.

Questions for Cryss:

Discussion:

Questions were asked regarding who will be picking up HOA mail and when property inspections will start.

Conclusion:

Inspections will be once per month and the results will be sent through the portal. There will be no "common sense" notices sent and no one will enter private property to make an inspection. The HOA board will ultimately decide whether it is a true violation or not. Per CAMS, by state law, violation procedures, foreclosures and collections must go through the HOA board.

Moved to adjourn.

Seconded.

Meeting Concluded at 7:06 pm.