

North Fort HOA Meeting

May 9, 2025

06:30 pm

Via Zoom

Meeting **HOSTED** by: CAMS - Cryss Taylor
Type of meeting: HOA Monthly Board Meeting

Secretary: Diane Battles

Directors Present: Beth Smith, John Kronz, Diane Battles

Officers Present: Trish Perna - President, Diane Battles - Secretary

Quorum Established.

Meeting began at 6:30 pm

Resident/Guest Appearance: None.

Minutes

Discussion:

Minutes were discussed and reviewed.

Conclusion:

Previous minutes were accepted and approved.

Old Business

Traffic Signs

Discussion:

Signs were placed. Thanks to Director John Kronz for taking care of this.

Conclusion:

The Matter is now closed.

Board of Director Duties/90 Days Out

Discussion:

Director Kevin Cooper asked for this discussion to be added to the agenda.

Conclusion:

Kevin was not present at the meeting for explanation and discussion..

Follow-up on Non-Member Billing

Discussion:

CAMS representative Cryss remarked that we may need an amendment to allow for non-member billing and planned an additional Zoom meeting for the following day with President Perna on this subject pending availability, after she had done some research. The process will then be better explained. There was some information missing from the last administration. President Perna will also reach out to attorney Tina Pace on the matter. Cryss believes a new amendment is required. Additionally, a past board member found some documentation written by Dickie Flowers that appeared to support mandatory membership ultimately for all residents.

Conclusion:

Per attorney Tina Pace, if all residents must be members of the HOA, then we should not need an amendment to bill them. Cryss is using a resident address to further research this matter.

Road Maintenance Request

Discussion:

Director John Kronz discussed that he will inquire with the state to determine what must be done in order to have the 2 cul de sacs not paved last time and complete work orders if possible.

Conclusion:

John will report back to the board with findings.

New Business

Directory Listing on Portal

Discussion:

President Perna stated that there are some notable inaccuracies on the portal. Vice President Ken Dunn's name is missing as is Director Robin Trundle. Treasurer Ken Jones would also like to step down after he has completed the pending records and finance transfer to CAMS.

Conclusion:

These items will be corrected by CAMS as soon as possible.

Broken Fence Caps Along Pond Walkway

Discussion:

Former HOA President Daria Tolentino alerted President Perna that 2 or 3 of the fence caps are broken.

Conclusion:

Director Beth Smith will take care of the matter.

Transfer Fee for New Residents:

Discussion:

A \$200.00 fee applies during the sale or transfer of a property within the development. There was a question as to whether CAMS was aware of this fee.

Conclusion:

CAMS representative Cryss responded that they are aware.

Extreme Weather Plan

Discussion:

Questions arose regarding an email sent by CAMS regarding an extreme weather plan.

Conclusion:

CAMS representative Cryss explained that the extreme weather plan pertains to townhomes and condos rather than single family homes.

34 Boone Ct.

Discussion:

The homeowners questioned the assessment notice increase.

Conclusion:

A response was drafted and then sent from CAMS to the homeowners.

154 Apache Dr.

Discussion:

Digging that occurred the previous week in the ditch near the roadway was discussed. President Perna asked if there was any further development on what had occurred.

Conclusion:

Director John Kronz noted that the NC DOT had done the digging and left irrigation boxes and an AT&T fiber optic cable box exposed. John will reach out to the state in an attempt to clarify the purpose for the digging.

Treasurer Ken Jones

Discussion:

Treasurer Ken Jones stated that he will have all tasks completed for transfer to CAMS by the end of the week. 1st Citizen Bank will need to receive a letter in writing in order to close that account. A Directors' vote is required to complete this task.

CAMS representative Cryss will speak to her billing department regarding the handling of the closure of the old account and opening of the new bank account.

Conclusion:

The board agreed to an email their vote regarding the bank account closure should it occur prior to the next regularly scheduled meeting..

Inspections and Violations

Discussion:

Inspections will resume June 1st and occur in real time. Letters will be generated and photos taken.

Conclusion:

As previously discussed and agreed upon with CAMS, the letters will not automatically be generated and sent to homeowners but will first go to the board for review. Once approved and voted on by the board, the board will then send out the violation notices they deem valid.

Moved to adjourn.

Seconded.

Meeting Concluded at 7:10 pm.