

North Fort HOA Meeting

June 4, 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, Robin Trundle, Kevin Cooper

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

Quorum Established.

Meeting began at 6:31 pm

Resident/Guest Appearance: None.

Minutes

Discussion:

May's minutes were discussed and reviewed.

Conclusion:

Previous minutes were accepted and approved.

Old Business

Fence Caps Near the Pond

Discussion:

President Perna remarked that they had been replaced. She thanked Director Beth Smith for taking care of this repair.

Conclusion:

The matter is now closed.

Ken Jones Update

Discussion:

Treasurer Ken Jones cut a check for \$10,000.00 that was transferred to CAMS. \$3000.00 was left in the account for pending transactions. He will be advised as to when to send the remaining funds. 2024 taxes were to be completed by CAMS by the beginning of this week. A question was posed regarding the maturity date of a CD.

Conclusion:

At this time, no further financial decisions have been made.

Follow-up on Non-Member Billing

Discussion:

While scanning documents, President Perna found a letter written by attorney Tina Pace that supported the billing of non-members and new requirements for mandatory membership by all North Fort homeowners.

Conclusion:

This letter is the professional attorney opinion that supports the Board's decision to bring the previous non-members into membership in the HOA.

Director Code of Ethics

Discussion:

Director John Kronz reported that he had not yet had the time to go in depth into the details of the report. He noted that there appear to be multiple line items which will require director signatures in the future. The document appeared to be fairly straight forward. There was a question as to whether the Board will acknowledge and sign the document.

Conclusion:

CAMS representative Cryss will go ahead and send the new Code of Ethics to review and sign.

Reported Digging

Discussion:

Director John Kronz was able to locate a website for state maintenance, contacted NC DOT and received a prompt response regarding the ditch digging that occurred between two properties that created some damage to utilities. It was determined that utilities are required by law to be buried at least 2 feet below ground level. If this was not the case, all repair work is the responsibility of the property homeowner.

Conclusion:

The state provided contact information to the affected homeowner(s) to contact them directly. This information was forwarded to the homeowner(s) via the portal. An automatic email is sent to homeowners when a message is received in their portal. If no email is associated with the account, a letter goes out by U.S. Mail.

Lawsuit

Discussion:

A deposition was to take place the previous week, however neither the plaintiff nor his legal counsel appeared. Fines began accruing last year and are still accruing.

Conclusion:

Fines will continue to accrue until the homeowner becomes compliant.

Violations Review:

Discussion:

Broken fence repairs have now been completed. There was a question as to what occurs next in the process. President Perna proposed that she write a response to the homeowner stating that with current compliance the case is now closed and fines forgiven at the direction of the Board.

Conclusion:

The Directors determined and agreed that the case is now closed and fines are to be forgiven. However, non-compliance for a similar violation or other violations may or may not be forgiven in the future. A letter will be sent and the matter noted on this account. Accounts Receivable will be notified that the fines are to be stopped and forgiven.

Discussion:

A letter had been received from a homeowner regarding past sign violations.

Conclusion:

A letter will be sent to that homeowner explaining that most of the past violations have been cleared and that many properties are starting with a clean slate as of the hiring of CAMS. The letter will advise the homeowner to set up a CAMS portal account so that all future concerns could be addressed there. The Board agreed this is the best way forward. At present, there are no current sign violations.

Discussion:

A recurring letter was sent by a homeowner disputing mandatory membership in the HOA. A copy of Tina Pace's letter was attached to an email response sent by President Perna. The same letter is sent every year by the homeowner when the HOA dues statement is sent out. Collections are not yet involved, as there is a threshold of \$1000.00 in unpaid dues. Dues for the property will continue to accrue. Director Beth Smith noted that the homeowner had already twice been notified by letter regarding the change in legal opinion regarding membership.

Conclusion:

The Directors agreed that owed dues will continue to accrue. If left unpaid, the accrued amount will be paid to the HOA upon the sale of the property. At this time, no property collections or liens will be placed.

New Business

Buffalo Rd. Landscaping at Entrance**Discussion:**

It was mentioned that a few of the plants at the entrance to the community appear to be dying.

Conclusion:

One rose bush had been observed to appear overgrown along with a few evergreen shrubs becoming woody, but pruning was not recommended during this time of the year. Front entrance appearance will be revisited that in the summer.

Old Hardcopy Records**Discussion:**

President Perna has scanned all records and they are ready to be uploaded into CAMS records or to remain in the President's records, whichever is applicable. CAMS representative Cryss stated that she will upload all pertinent records. Directors and CAMS were questioned regarding the necessity of retaining the hard copies.

Conclusion:

It was determined that it is unnecessary to retain hard copies of old violations. Previous HOA meeting minutes will be sent to CAMS to be uploaded and stored in the minutes folder for all homeowners to view. The original Articles of Organization hard copies have already been scanned and uploaded. The Board agreed to destroy all hard copies of old documents that are no longer pertinent. President Perna will retain copies of all scanned documents that will be passed down to the future president via USB drive.

Board Access to CAMS North Fort HOA via Vanica**Discussion:**

CAMS representative Cryss discussed portal access for board members and available functions/folders for their use.

Conclusion:

Some Board members do not yet have access to this area of the portal. CAMS and the members are working together to complete the process.

Violations Inspection**Discussion:**

CAMS representative Cryss completed the first inspection and found no violations. She noted that the neighborhood appeared, "pristine."

Conclusion:

The portal will be used to document violations. Other uses of the portal for general inquiries, requests, ARC requests and comments that can be made and viewed on the same open ticket. General communication not attached to a specific residence may be seen on a common thread. Knowledge of CAMS portal functions continues to be ongoing.

Moved to adjourn.

Seconded.

Meeting Concluded at 7:33 pm.