

North Fort HOA Meeting

January 24, 2026

Perna Residence

10:00 am

Meeting Hosted by: Trish Perna

Type of Meeting: 2026 HOA Annual Meeting

Secretary: Diane Battles

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

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

Quorum Established

Meeting Began at 10:01 am

Residents in good standing attended: 20

Agenda Item: Review of Procedures

The meeting was conducted using Robert's Rules of Order to ensure an organized and fair process for all homeowners. An agenda was followed, discussion was kept orderly and on topic and speakers were recognized one at a time.

Motions were put forth, seconded and voted upon. Discussions ensued as needed.

Agenda Item: Review of Previous Meeting Minutes

It was moved that the North Fort Monthly HOA 2025 annual meeting minutes be accepted as written.

Seconded: Derek Wales

There was no discussion brought forth.

The motion passed by a majority vote.

Agenda Item: President's Briefing

“Over the past year, the Board has remained focused on preserving the standards that define our all-brick community, addressing homeowner concerns consistently, and making decisions with the long-term health of North Fort in mind. Each covenant request, financial obligation, and community issue is carefully reviewed to ensure fairness and to avoid setting precedents that could impact property values or the overall character of our neighborhood. While these decisions are not always easy, they are made after thoughtful review and discussion.

We have experienced a learning curve this year in working with CAMS. As a management company, they are learning to understand the neighborly approach our community values, while the Board is learning to ensure compliance with state requirements under which CAMS must operate. This has been a collaborative process, and we continue to work together to improve communication, consistency and accuracy in managing our community.

As President, I have spent considerable time reviewing past records and governing documents. Through this review, it has come to the Board's attention that the Bylaws, which serve as the Board's guide for how we function, require updating, as they still reflect the previous assessment and contain language that is inconsistent with the covenants regarding membership. Also, during this time, the Board reviewed two independent legal opinions and has unanimously satisfied itself that all homes within the community are members of the Homeowner's Association.

Although the covenants and their amendments take legal precedence over the bylaws, the bylaws should nonetheless accurately reflect established facts and current governing authority. Updating these documents will be a primary focus in the upcoming calendar year to promote clarity, consistency and compliance with current practices and legal requirements. Adoption of these changes will require approval by 51% of the membership in good standing, which at this time is equivalent to 49 properties within the neighborhood.

On a practical note, signage has been added at the end of North Fort Drive to help reduce non-resident traffic through our neighborhood, hopefully improving safety and preserving the quiet environment of our streets. Also, the Southwick HOA Board requested permission to include our neighborhood in their application to the DOT for a traffic signal at the entrances to both communities, and our Board approved this request by majority vote.

Looking ahead to 2026, the Board's priorities remain clear:

- Responsible financial management
- Continuing to communicate and require compliance of membership and CCRs
- Protecting the architectural integrity of the community
- Continued improvement of partnership with CAMS to support more smooth and effective operations
- Revising and seeking approval of updated Bylaws

Finally, we are pleased to share that a neighborhood get together is currently being organized by Directors Diane Battles and Robin Trundle and is scheduled for May 2026. We appreciate their efforts to strengthen our connections within our neighborhood. We look forward to sharing more details soon and hope many of you will participate.

We are grateful for the patience, cooperation and engagement of all our homeowners, and we look forward to working together to keep North Fort a safe, well-maintained and desirable place in which to live.”

Agenda Item: Treasurer’s Reports

The Treasurer’s reports, including the balance sheet and the Board-approved 2026 budget, were provided to all homeowners in advance for review. The 2025 budget was presented alongside the proposed 2026 budget.

It was moved that the amended 2026 Budget be ratified.

Seconded by Derek Wales

During discussion, a Director questioned the increase in the amount allocated for pond maintenance. After discussion, those in attendance agreed the amount was higher than necessary and approved a reduced allocation.

Prior to the budget vote, a homeowner suggested setting aside a portion of the remaining funds for potential fence repair or replacement along Buffalo Road, with the Board seeking reimbursement from the affected homeowner. It was noted that sections of the fence are owned by individual property owners and that this arrangement would not remove the homeowner’s responsibility, but would allow repairs to be made more promptly without waiting for insurance reimbursement. This proposal was agreed to as prudent.

An additional suggestion was made to allocate part of the remaining funds to the social committee. Following discussion, it was agreed to split the remaining balance from the pond maintenance reduction between the fence fund and the social committee fund.

It was moved that the 2026 amended budget be ratified.

Seconded by Eric Battles

No further discussion was brought forth.

The motion passed by a majority vote.

Agenda Item: Nominations for Board Positions

This item was added to the agenda. Current directors submitted their letters of intent to remain on the Board. No others were received.

It was moved that the current Board be approved for year 2026 by acclamation, as the current Directors were unopposed.

Seconded by Derrick Wales.

No further discussion was brought forth.

The motion passed by a majority vote.

Agenda Item: Homeowner Discussion

Discussion:

Visibility of Signs in the Neighborhood:

Some of the signs require trimming so that they are more visible.

Conclusion:

Eric Battles and John Trundle volunteered to trim around signs in the neighborhood as needed.

Discussion:

Speeding in the Neighborhood:

Some homeowners reported they have witnessed speeding in the neighborhood.

Conclusion:

It was agreed that the HOA has no power to enforce the speed limit but that local law enforcement should be called by the person witnessing the event, as it puts children playing, pets and residents at risk.

Discussion:

Visibility of Boats, Campers, Trailers, etc:

There were reports that these types of items have been in full view on front elevations despite the restrictions set forth in the North Fort covenants.

Conclusion:

Violations letters will go out to those who remain in non-compliance.

Discussion:

Homeowners with Outstanding Dues:

A question was raised about forgiveness of fines/interest incurred for those homeowners who had just begun to pay their annual dues.

Conclusion:

CAMS representative Cryss responded that a letter to the North Fort Homeowner's Association via the CAMS/Vantaca Portal, in person at a monthly HOA meeting or via U.S. mail asking for forgiveness of the fines/interest incurred would allow the Board to review and vote on the forgiveness on a case-by-case basis.

Motion to adjourn

Motion was seconded

Meeting adjourned at 10:59 am