

April 01, 2026
6:30 pm
Via Zoom

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

Secretary: Diane Battles

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

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

Quorum Established.

Meeting began at 6:32 pm

Resident/Guest Appearance: None.

Minutes

Discussion:

March minutes were discussed and reviewed.

Conclusion:

Previous minutes were accepted and approved.

New Business

Bylaws Revisions:

Discussion:

The current Bylaws need updating to reflect current laws, statutes and the existing covenants and amendments of the North Fort Homeowners Association. Section 4 was reviewed and changes, if any, were put forth.

Conclusion:

The Board is working throughout the year to visit each section of the Bylaws to ensure compliance, no contradictions to covenants and amendments, and updated accuracy where needed. Membership will be presented with the updated document for approval once reviewed by the association's attorney.

Old Business

Membership Dispute Updates:

Discussion:

There are still several property homeowners who deny their membership in the Association. The Board is satisfied with the research and documentation that states they are in fact members.

Conclusion:

The Board is working with the Association's legal professional for guidance and will follow their recommendations for dispute resolution.

HOA Annual Party Planning:

Discussion:

Directors Robin and Diane discussed the details regarding the D.J., tent rental and party invitation postcards.

Conclusion:

May 16, 2026 from 4:00 - 7:00 pm was chosen as the date and time for the neighborhood party.

First Citizen's Bank

Discussion:

The account was closed and a check was mailed to CAMS for deposit to the new account.

Conclusion:

Cryss confirmed that CAMS received the check in the mail.

Pond Shrubbery Maintenance

Discussion:

Responsibility for the shrubbery and grass growth along the pond was discussed..

Conclusion:

Per the covenants, the responsibility lies with the homeowner. CAMS sent a letter to the property owner.

HOA Violation Review:

Discussion:

In order to keep North Fort development clean, safe and aesthetically pleasing, it is important to monitor the properties within the neighborhood. The violation list was reviewed. Management provided updates on each violation and each topic was discussed regarding next steps.

Conclusion:

Appropriate next actions pursuant to the covenants were authorized, including initiation of proceedings for imposing fines for ignored and/or repeated violations.

Motion to adjourn.

Seconded.

Meeting Concluded at 7:17 pm.