



Forest Trails Property Owner's Association, Inc.
P.O. Box 1052
Fuquay-Varina, NC 27526

**ANNUAL MEETING
JULY 22, 2017**

I. Call to Order:

First call to convene the meeting was at 10:10 am. Having no quorum the meeting was delayed until 10:13 am at which a quorum was met. The meeting was then called to order by the POA President.

II. Proof of Meeting Notice:

POA Secretary provided proof of meeting noticed postmarked July 5, 2017

III. Introduction of POA Board and ACC Members:

The President introduced POA board members which included: Joe Brislin (President), Jacquie Melvin (Secretary), Kyle Calkire (Director-at-Large#1), Keith Whatley (Director-at-large #3 and Roberto Ghigi (ACC member)

Not present were: Michael Pentimone (Vice President), Melissa Bowling (Treasurer), Christian Knox and Kelly Leshner both ACC members.

IV. Financial Report:

- In the absence of the Treasurer the financial report was given by the POA President
- There are 25 to 27 homes not current on POA dues
- Fourteen homes are 2 or more years outstanding in payment of annual dues. Notarized letters will be sent with notice of lien and will include attorney fees
- The ending balance at the time of the annual meeting was \$22, 833.74

V. ACC Report:

- The ACC has sent one violation letter in 2017
- There have been 3 requests to the ACC to install sheds and other exterior changes, all of which were approved
- ACC asked for community volunteers to join the committee as 2 openings are available however no one volunteered at the time of the meeting.

VI. Retention Ponds:

- The board was informed that Harnett Co. still considers the responsibility for the ponds to be that of the community developer.
- One homeowner inquired if we could not request assistance from Harnett Co. to force the developer to repair the ponds. It was noted by the Past POA President that our attorney had pursued the developer to assist in the needed repairs in 2016. The developer refused stating it was no longer his responsibility. The POA attorney reported that the developer as a corporation no longer exists therefore we most likely have no recourse with the developer in this matter any longer. Enlisting Harnett Co. may result in an inspection of the ponds and a requirement for the POA to make repairs immediately.
- Christian Knox cleared exterior of the fence around the pond of debris and states it's operational but noted some concerns of logging above the area near the pond that ran down into the ponds. The biggest concern for maintenance is keeping the trees off the dam. Currently the ponds are not an issue of concern and POA board members will continue to maintain the area and dam. It was noted that there are black snakes & water snakes in the ponds not cotton mouths.

VII. Election of New Board Members:

- The floor was opened for nominations after which voting and ballots were distributed, collected and counted (22 total ballots) with the following results:
 1. Secretary: Bethany Brislim was properly nominated and seconded, **Bethany Brislin was seated as Secretary with 22 votes.**
 2. Director-at-Large #2: Roberto Ghigi was properly nominated and seconded, **Roberto Ghigi was seated as Director-at-Large #2 with 22 votes.**

VIII. Community Members Discussion:

- A homeowner made note of teens in the area shooting, it was determined that the POA has no jurisdiction and the Harnett Co. Police should be notified.
- A homeowner questioned what is considered "unsightly" with regard to the covenant. It was determined that this is at the discretion of the ACC. Any concerns should be sent to the ACC and it would be discussed on a case by case basis with a one week turn-around response time about the concern.

IX. The meeting was adjourned by the President at 11 am with proper notice and second.

FOREST TRAILS PEROPERTY OWNERS ASSOCIATION

2017 ANNUAL MEETING AGENDA

Northwest Harnett Volunteer Fire Dept.

July 22, 2017 at 10:00 am

AGENDA

- I. Call to Order**
- II. Proof of Notice**
- III. Introduction of Board & Architecture Control Committee**
- IV. Reading of Minutes of Last annual Meeting (July 23, 2016)**
- V. Reports and Accomplishments**
 - A. Financial Report**
 - B. ACC Report**
 - C. Retention Ponds**
- VI. Open Board Nomination from the Floor**
 - A. Secretary**
 - B. Board Director-at-Large #2**
- VII. Voting (one vote per members household may cast for each position)**
- VIII. Member Questions**
- IX. Election Results Announced**
- X. Adjournment**