



**Property Owners Association, Inc.
P.O. Box 1052 - Fuquay Varina, NC 27526**

**POA Board Meeting
June 20, 2018**

**Board Present: Keith Whatley (Vice President), Roberto Ghigi (Director at large #2)
Not Present: Melissa Bowling (Treasurer)**

No ACC members present.

I. The meeting was called to order at 6:00pm at the home of Keith Whatley.

After discussion via text with Treasurer it was agreed by us all that a meeting with everyone present was not possible so Melissa Bowling was included in an email chain to be presented with this document two days prior to this meeting.

II. Clearing and maintenance of common areas:

- Agreed to voluntarily trim and mow the area in front of the creek on Wild Oaks to save community money.
- Keith Whatley volunteered to weed and check mulch on front entrance landscaping to save community money.
- Agreed to hire best price and available service to clear the drainage ditch area in front of the large retention pond on Kinsman Ct.

III. Discussion of complaints from neighbors about other properties in neighborhood.

- Discussed complaint of painted tires being used as landscape features. Determined after inspection of actual property that tires were not left as if junk but were purposely used. As aesthetics are a personal taste, it was determined that tires used in such a way did not fall into the area of intentional violation of covenants.
- Also discussed complaint of un-mowed yard on Kingsbrook Circle. It was determined that the house had been sold and no tenant was present to mow grass.
- Discussed occasional complaints about barking dogs. Noted that this issue is generally not in the reasonable scope of the Board's limited authority and loose dogs are a County Animal Control issue. Letters from the Board can be sent to request compliance.
- Discussed complaints about excessive speed in the neighborhood and resulting safety hazards. Determination was made to investigate having speed bumps installed. It was noted that this proposal has been made previously however due to community interest we will reexamine the options for this.



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IV. New Forest Trails website created and Forest Trails Facebook group created

- Due to lack of transparency in past board activity, a new website was created and prior minutes available were uploaded. Eventually all prior minutes will be uploaded. Though the board prior did in fact have a paid for website in place, nothing had been uploaded at all. While the previous website was easily found on a Google search, it contained no information. The newly created website was done as a stop gap measure until a resolution with the previously used website can be obtained. The current website is not costing the community any money.
- Forest trails Facebook group created to give additional method for community to interact and raise issues and/or concerns as well as providing Board information and link to new website.

V. Discussion of Board and ACC vacancies

- Discussed board and ACC vacancies and need to more actively recruit new board members.

VI. Discussion of Retention ponds

- Discussed plan to address overgrown state of retention ponds on Kinsman Ct.
- Keith Whatley reached out to DENR and had a lengthy discussion with Mike Lawyer, a state employee. Mr. Lawyer stated that as the Board had reached out for proper guidance on the issue of making ponds compliant with state regulations, no fine would be levied. However, Mr. Lawyer also raised point of unresolved permitting issue not properly handled by Board previously. The permit for the pond is not issued to Forest Trails POA as it should be as the former permit holder's company is now defunct and the former permit holder deeded the ponds to the POA shirking responsibility of addressing state of ponds before doing so. This is reflected in prior minutes posted to website.
- The State is willing to allow ponds to be made compliant before transfer of permit and without levy of fines. However, failure to address permit issue and neglect of maintaining ponds in the fashion taken up to this point would likely result in fines in the amount of thousands of dollars per Mr. Lawyer.