



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

## ANNUAL MEETING

JULY 25, 2015

- I. Call to Order:  
First call to convene the meeting was at 10:10am. Having no quorum the meeting was delayed until 10:20 and again to 10:30 at which a quorum was met. The meeting was then called to order by President Violette with a quorum of 21 POA members present.
- II. Proof of Notice & reading of last meeting minutes:  
Secretary Jacquie Melvin provided proof of meeting notice for distributed on July1, 2015. Afterwards minutes of the previous annual meeting (July 10, 2014) were read by Secretary Melvin.
- II. Members of the POA board introduced:  
Those present were Jim Violette (President), Jacquie Melvin (Secretary), Kyle Calkire (Director at Large), and Randy Lawrence (Board member). ACC members present were Robbie King and Michael Pentimone
- III. Reserve Ponds report:  
Pres. Violette began discussion about the conditions of the 2 reserve ponds in the community noting that they were deeded to the POA by the developer (Leon Anderson with A&D) about 2 years ago in improper condition. In the past 5 years little has been done to upkeep the ponds other than some destruction by Pres Jim of beaver dams and the addition of ~~dog~~ fish to control the vegetation. Pres. Violette noted that the POA board plans to meet with the POA lawyer to get the original developer to assist in bringing ~~the~~ both ponds into compliance. The POA lawyer has stated the developer and responsibility to assist is questionable. At this point the POA will be appealing to his "good nature" to respond appropriately. A Reserve Study was performed by "Dragon Fly " and determined that within the next 10 years the ponds will have to be addressed at a likely cost of \$10,000 to \$15,000 for both ponds to be brought into proper condition.

Current conditions of ponds include:

- Not holding proper amount of water due to leaking
- One is over grown with cattails
- Both have excessive growth which will create a break in the dams
- Silt/sediment is developing in both ponds most likely coming from farmland near by

IV. Front entrance landscaping report:

The front entrance was designed & landscaped in January. Richard Boyer has been contracted for annual maintenance of the area. Future plans include the installation of large bushes (10 ft. evergreens) down the fence line on Christian Light Road. Property owners on both sides of the entrance have been asked and agreed to water the area until the plants take root. It was noted that the white fence at the entrance is showing signs of mildew and Pres Violette stated this was on the radar of the board to be addressed. The common areas in the community was also mentioned: (1) about 5 acres between Kingsbrook and Rocky Point and (2) a farm pond at the end of Kingsbrook Circle about 15 acres.

There was a question about the ditch developing at the entrance on the left side and homeowner Lynn stated she had made contact with Harnett County and a temporary winter patch of dirt-fill had been done however she will contact them again for a more permanent fix of asphalt.

V. Report on speeding concerns in the Community:

The POA board has made contact with DOT requesting additional speed limit signs in the area. The board was told that only one sign is provided per sub-division. The board has investigated the purchase of 4 signs at the cost of the POA to be posted on Kingsbrook (2) and Wild Oaks (2) streets. They will be installed by board members. Service calls will be made to make sure no underground lines or pipes are compromised.

VI. Treasurers' Report:

- A treasurer report was distributed to all present. Pres. Violette stated we were about 30% short on 2015 dues (35 homes). Three homes owed beyond year 2014 and one of those is currently in foreclosure. The other two have been submitted to the POA attorney for collections or possible liens on the homes.

-It was discovered that because we are a non-profit the POA should be exempt from property taxes and expect that this will not be assessed in the next year.

-The Forest Trails Financial Report for 7/1/14 to 6/30/15 was as such:

<b>Bank Balance: (06/30/15)</b>	<b>\$23,899.67</b>
Income:	5951.99
Expenses:	



Annual Meeting	58.23
Computer/Internet/Web Domain	70.00
Dues/Subscription Fees	19.95
Insurance/Liability	962.00
<u>Landscaping/Grounds Keeping</u>	<u>6140.68</u>
Office Supplies	136.35
Postage	169.80
Professional Fees (Attorney & CPA)	1752.08
Engineering Fees (Reserve Study)	900.00
Property Tax	108.16
Total Expenses:	(\$10,337.17)
<b>Net Gain/ Loss</b>	<b>(\$4,385.18)</b>

-Pres. Violette noted a possible need to raise Property Owners dues from \$63/yr. to \$66/yr. in order to prepare for work on the retention ponds. Joyce mentioned that the by-laws do allow for a special assessment per home when needed in such cases.

VII. Forest Trails POA board member nominations & elections:

Pres. Violette stated it is becoming increasingly difficult to maintain participation on the POA board. If this continues the selection of a Property Owners management company may need to be considered in the future. It was noted that Fuquay Varina and Holly Springs are said to be the fastest growing cities in NC and it is important to maintain our community and value of our homes. Nominations were held with a request for greater participation.

Pres. Violette discussed the roles and responsibilities of the vacant positions and the board in general. Common complaints and violations were discussed to include: yard maintenance, trash in the yard & barking dogs.

The floor was then opened for nominations after which voting ballots were distributed, collected and counted with the following results.

1. **Vice President: Randy Lawrence** was nominated by Vicki Violette and second by Richard Boyer; seated with 16 votes (there was one write-in and vote for Jay Harris)
2. **Treasurer: Melissa Bowling** was nominated by Lynn and seconded Randy Lawrence; seated with 21 votes
3. **Director-at-Large #2: Michael Pentimone** was nominated by Vicki Violette and second by Gil River; seated with 21 votes

4. **Director-at-Large #3: Steve Vaughn** was nominated by Kyle Calkire and second by Gil River; seated with 21 votes

VIII. Member questions/comments:

-One member indicated that some of the street lights were not working and it was explained that those lights were the responsibility of Duke Energy Progress. The phone number is posted on the poles to call for repair.

-One member questioned the expectation for keeping yards properly maintained and free from junk or refuse. The Forest Trails covenant does address this in Section 2, items 8 & 14. The Architecture Control Committee (ACC) will follow-up on this complaint.

-Further explanation was had on the process of ACC response to complaints and POA board follow through if necessary.

IX. The meeting was adjourned at 12:20 with a motion from Richard Boyer and second from Kyle Calkire.

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**Forest Trails POA  
Income/Expenses 7/1/2014 - 6/30/2015**

<b>6/30/15 Bank Balance</b>	<b>23,899.67</b>
<b>Dues/Fines deposited (7/1/2014 to 6/30/2015)</b>	<b>5,951.99</b>
<b>Expense as of 6/30/2015</b>	<b>10,337.17</b>
<b>Net Gain/ (Loss)</b>	<b>(4,385.18)</b>

FINANCIAL STATEMENT 3<sup>rd</sup> Quarter - 2015

Dues Paid	\$ 1,238.00
Legal Fees	\$ 375.00
Front Entrance Maintenance	\$ 100.00
POA Admin Fees (stamps, paper, etc.)	\$ 61.37
Insurance	\$ 866.00
Fees Incurred with Speed Limit Signs	\$ 513.26
Annual Meeting Fees	\$ 61.52
CPA Fees	\$ 225.00
Web Page Fees	\$ 90.00

FINANCIAL STATEMENT 4<sup>th</sup> Quarter - 2015

Dues Paid	\$ 400.00
Legal Fees	\$ 500.00
Front Entrance Maintenance	\$ 4,326.50
CPA Fees	\$ 225.00
<b>End Balance 2015</b>	<b>\$ 18,446.01</b>