

FOREST TRAILS PROPERTY OWNERS ASSOCIATION
2019 ANNUAL MEETING MINUTES

Northwest Harnett Volunteer Fire Department

JULY 20, 2019 at 10am

I. **Call to Order:**

First call to convene the meeting was at 10:05am. Having no quorum, the meeting was delayed and recalled at 10:25am, at which a quorum was met. The meeting was then called to order by the Forest Trail Property Owners Association President

II. **Proof of Meeting Notice:**

The POA secretary provided proof of meeting notice which was approved by those present.

III. **Introduction of Board and ACC:**

The POA-President introduced the POA board and ACC members present at the meeting. Those present were: Keith Whatley (President), Jim Violette (Vice-President), Joyce Toms (Treasurer), Jacquie Melvin (Secretary), Roberto Ghigi (Director @ Large #2). Randy Lawrence (Director @ Large #1) was not present. ACC members present were Tanya Harned and Damon D'Ambrosio.

IV. **Reading of Minutes from July 21, 2018:**

Minutes of the previous meeting were read by the secretary and approved by those present.

V. **Management Report:**

The President reviewed in summary the repair of two reserve/run-off ponds which are inspected and permitted by the state. It was noted that, failure to keep the ponds in state compliance could result in fines of up to \$2500 per day. If this happened it would result in a special assessment per household.

Dragon Fly Pond Works were contracted to complete the repairs and cut back unwanted vegetation. The next step is for an engineer to inspect and sign-off on the repairs in order to properly permit them to the POA. Technically, the POA owns the ponds and is therefore responsible for any future maintenance as well.

An outside company has been secured to maintain the neighborhood front entrance, some common areas and keep the ponds trimmed properly for 10 months of the year. The company selected is bonded/insured as required by the POA covenant. Most importantly they are familiar with how to maintain the pond areas. In order to avoid a conflict of interest, companies within the neighborhood were not considered.

VI. **Financial Report:**

The treasurer reported that the bank balance at the 2018 annual meeting (June 30, 2018), was \$30,276.56. Dues collected as of 6/30/19 is \$8870.32. As of June 30, 2019, the bank balance is \$14,023.72. Expenditures for the past year were significant totaling 25,123.16, the majority of which was for the repair of the two reserve ponds.

There remain outstanding POA dues which the treasurer has made every attempt to collect. Most have been successful, others will need to be turned over to the POA attorney for collection.

POA dues will increase from \$66 to \$69 per year to cover general inflation costs and to rebuild the POA account balance. The covenant allows for a 5% increase per year.

VII. **Open Board Nominations from the floor:**

The only board opening for nomination is Director @ Large #2. Roberto Ghigi was nominated to continue his role on the board. No other nominations being offered, Roberto Ghigi was unanimously accepted by 38 votes including proxies.

VIII. **Other Business:**

A homeowner reported “shooting of guns” around the pond area and near their property. The POA president stated that issue was outside of the POA ability to handle and referred them to contact the Harnett County Sheriff Office for further assistance.

There are three ways to stay in contact with what’s going on in the neighborhood; Facebook, Nextdoor Neighborhood and our website by google (Forest Trails POA).

Damon DAmbrosio, formally an ACC member, has agreed to continue the Director @ Large #3 position previously held by Sandy Matthews.

Two new ACC members were added to the committee. It was stated that in the interest of being neighborly, it is required that each neighbor be mindful of the POA covenants as it regards to property maintenance. Covenants can be found on the POA website.

Be aware of the construction starting in the back of the neighborhood and keep watch for one another.

The meeting was adjourned by the newly elected POA President at 11:18am.

Minutes Submitted by:
Jacqueline Melvin
POA Secretary

