



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

POA BOARD & ACC QUARTERLY MEETING

DECEMBER 8, 2015

Present: Jim Violette (President), Randy Lawrence (Vice-President), Jacquie Melvin (Secretary), Kyle Calkire (Director-at-large #1), Michael Pentimone (Director-at-large #2 & ACC Member)

Not Present: Melissa Bowling (Treasurer), Steve Vaughn, Robbie King (ACC), Dan Erdman (ACC)

- I. President Jim called the meeting to order at 7:12pm
- II. Minutes of the 8/17/15 were read by the secretary and approved with two corrections:
 - Section regarding covenant violations indicated that Jim would address the fence in need of repair at 205 Kingsbrook Circle however he later chose to leave the matter at the discretion of the ACC.
 - Regarding Jim's offer to fix the farm pond dock was tabled for another date.
- III. Storm Water Retention Ponds:
 - Jim stated and agreed with the lawyer that the POA will most likely not be able to collect any funds from the developer to assist in repair of the retention ponds.
 - Both ponds have been landscaped since the last meeting and are currently functioning well. Jim suggested that the POA continue to maintain the areas annually and table any drastic repairs or upgrades until needed or until required by the Fayetteville Dept. of Environmental & Natural Resources (DENR). The board unanimously agreed.
- IV. Speed Limit Signs:

It was noted that the newly installed sign looks good and maybe causing some slow-down in traffic speed. The POA agreed to purchase 3 additional signs for placement on both sides of Wild Oaks and another on the opposite side of Kingsbrook. Jim will order them, Mike and Kyle will facilitate the installation.
- VI. POA Dues:

The lien on one home for dues was paid along with lawyer fees. A second remains in unknown status and the third house is still in foreclosure (no lien placed on this one).

VII. ACC Report:

- Robbie King resigned and the committee is in need of new membership. Mike plans to post a request for community volunteers on the Nextdoor Forest Trails website. Also Randy would assist Mike on the ACC until full membership is in place.
- It was agreed by the board that a stamp "Forest Trails POA/ACC" be purchased for use when sending notices of violations. Jim will request Melissa to order one.
- Randy noted that 205 Kingsbrook has a crotch-pocket vehicle that is very noisy. Jim suggested he keep track of dates/times the vehicle is being disruptive for future consideration.
- Mike questioned if 404 Kinsman Ct had been given approval for a shed or outbuilding and noted that there is also an inoperable vehicle held on the property. He will contact Robbie to see if he knows anything since he lives directly across from the property.

VIII. The Meeting was adjourned at 8:20pm.

Respectfully Submitted by:
Jacquie Melvin, Secretary