

FOREST TRAILS
POA BOARD MEETING MINUTES
AUGUST 13, 2018

Board Members Present: President (Keith Whatley); Vice President (Jim Violette); Treasurer (Joyce Toms); Secretary (Jacquie Melvin); Director @ Large #1 (Randy Lawrence); Director @ Large #2 (Roberto Ghigi); Director @ Large #3 (Sandy Matthews)

ACC Members Present: Tanya Harned, Melissa Bowling, Damon D'Ambrosio

The meeting was called to order by the POA President at 7:10pm on August 13, 2018.

AGENDA ITEMS:

I. Reserve Ponds

- Although the permits for the 2 community reserve ponds are still in the name of Leon Anderson Co. until 2021 as Leon Anderson is no longer in operation and we are deemed responsible for their upkeep and repair. It was determined that both ponds are deeded to the POA. Once the repairs have been done we can get the permits correctly in the name of Forest Trails POA at a cost of \$500.
- Keith and Randy have worked together to get 3 estimates for the repairs from companies experienced in this work. (Fosters \$7,400; Dragon Fly \$13,000 and Triangle \$18,000). Each quote is different in its deliverables, so it is important to compare them appropriately and select the one that will meet the standards of Harnett County department. Repairs may involve removal of large vegetation around the ponds, repairs to dam, clearing drain and possibly dragging ponds for silk. Right of way and access for equipment was discussed.
- The optimal time to do the work is in Sept/Oct and once done there will be very minimal maintenance needed every 2 to 3 years to keep vegetation down.
- Concerns were raised about the new construction and the addition of new homes that might affect the water pressure in our area as well as run off into our ponds. This will be investigated further by Keith.

II. Maintenance of Common Areas

- Concern for the maintenance of the entrance area of the community was voiced, specifically that outside of the fence on the Christian Light Road side. It was suggested to hire someone to maintain cutting of that area at the POA expense. Keith will get quotes from suggested companies for maintenance of common areas.
- It was also noted that the second phase of the intended work on the entrance was to put evergreens down the length of the fence to make the entrance more attractive and uniform. This was put on hold for further discussion.

III. Forest Trails Website

- The domain for the old POA website will be turned over and ACC member (Damon) has agreed to manage the site. Roberto will receive preferred contact information from POA members to include on the website.

IV. ACC Report

- It was discussed that a log should be maintained of all approvals by the ACC separate from the POA Board minutes/documents for consistent record keeping.
- Also reported was that the new owners of the vineyard will be dismantling it at some point in the future.

The meeting was adjourned at 8:36pm.