



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

**ANNUAL MEETING
JULY 23, 2016**

I. Call to Order:

First call to convene the meeting was at 10:00 am. Having no quorum the meeting was delayed until 10:28 at which a quorum was met. The meeting was then called to order by President Violette.

ii. Proof of Meeting Notice:

Secretary Melvin provided proof of meeting notice postmarked for June 16, 2016.

III. Introduction of POA Board Members:

President Violette introduced POA board members which included: Jim Violette (President), Randy Lawrence (Vice-President), Melissa Bowling (Treasurer), Jacquie Melvin (Secretary), Klyle Calkire (Director-at-large #1) and Michael Pentimone (Director-at-large #2). Steve Vaughn (Director-at-large #3) was not present.

IV. Minutes from 2015 Annual Meeting:

Minutes of the July 25, 2015 annual meeting were read by Secretary Melvin with no comments or corrections.

V. Reports & Accomplishments:

A. Storm Water Retention Ponds: Repair of the 2 reserve ponds were the biggest expense in 2015. As mentioned in reading of the minutes the ponds were passed on to the community by the developer in improper condition. Discussion with the developer by the POA attorney indicated that the developer will not assist in the needed repairs and as the corporation has now been resolved there is no recourse to successfully require the developer to bring the ponds into compliance. President Violette spoke with the Fayetteville Department of Environmental & Natural Resources (DENR) who said it is not likely that these ponds will ever be inspected however we are required to maintain them. Repairs had not been done for 7 to 8 years. The repairs included removal of large and small trees from the dam areas and mowing around the ponds. The board decided to table the issue of the ponds leaks and not holding the proper amount of water at this time. Future repairs should not cost as much as we continue to trim around the ponds and maintain the areas.

B. Speed signs: The POA purchased additional speed signs for the community after contact with the DOT which indicated there was no responsibility on their part to assist with additional signage. One sign has been installed with plans to install a couple more.

C. POA Dues: There have been instances when the POA has had to put liens on properties to collect POA dues that were 3 to 5 years past due. This is generally about 50% successful with liens however once the property goes into foreclosure the POA is pretty much at the bottom of the list to be paid.

D. CPA fees: President Violette explained that a CPA was acquired for a period of time because we were without a Treasurer and he was doing duo roles as President and Treasurer. The need for a CPA was determined as a means of oversight and accountability.

E. Property Management Company: Many current board members are doing double duty on the board and therefore the use of a management company to assist with board responsibilities has been considered. If this happens the cost of dues would increase three to four times what we currently incur to pay for this service. President Violette once again appealed for additional community participation on the board for the benefit of our community.

F. Concerns voiced on Nextdoor Forest Trails: (1) the landscaping which was a project that began in the fall of 2014 and finished in the spring of 2015, there were numerous comments about the boards choice to approve this project; (2) someone mentioned they thought the POA was going to resurface the community roads, however it was clarified that the roads are owned by the Department of Transportation and not by the POA; (3) someone questioned why our community doesn't have a pool, however the community yearly dues is not enough to build and maintain a pool nor is there available property that would be suitable; (4) President Violette mentioned the farm pond which was at about 75% vegetation until Koi was introduced to the pond and is now at about 15% vegetation. President Violette occasionally takes the time to tear down the dams built by the beavers. The pond is rarely used but he notes it is good for fishing of bass and catfish if anyone is interested.

G. Buckley Court: Vice President mentioned a tentative project for the area behind Buckley court to extend the front landscaping by installing bush trees to match the ones already along Christian Light road. There would be a need for the homeowners on Buckley Court to assist by watering the trees for the first couple of years until they have taken root. This project was a part of the design that included the landscaping project done in 2014-2015.

VI. Finance Report: The finance report was given by Treasurer Bowling. The report included 2015 3rd, & 4th quarter and 1st and 2nd quarter of 2016 as follows:

FINANCIAL STATEMENT 3rd Quarter – 2015

Beginning Balance:	\$22,845.50
Dues Paid	\$ 1,238.00
Legal Fees	\$ 375.00
Front Entrance Maintenance	\$ 100.00
POA Admin Fees (stamps, paper, etc)	\$ 100.00
Insurance	\$ 866.00
Fees Incurred w/ Speed signs	\$ 513.26
Annual Meeting Fees	\$ 61.52
CPA Fees	\$ 225.00
Web Page Fees	\$ 90.00

FINANCIAL STATEMENT 4th Quarter - 2015

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

FINANCIAL STATEMENT 1ST QUARTER - 2016

Dues Deposits	\$ 2,760.00
Legal Fees	\$ 75.00
POA Admin Fees	\$ 140.13
End Balance	\$ 20,990.88

FINANCIAL STATEMENT 2nd QUARTER – 2016

Dues Deposits	\$ 3,419.00
Legal Fees	\$ 500.00
Front Maintenance	\$ 425.00
POA Admin Fees	\$ 94.44
Web Page	\$ 90.00
BANK BALANCE JUNE 30TH 2016	\$ 23,300.44

Discussions were had about POA outstanding dues and how they are collected or not resolved due to property foreclosure. There were questions concerning the cost associated with the web page and the inability to read the minutes due to the page being inoperable. The Treasurer noted that the only big expense expected for the next quarter is approximately \$866 for board insurance. Also it may be possible to decrease the CPA costs in the future since we now have a board treasurer.

VII. ACC Committee Report: There was a request for participation on the ACC committee. Currently there are 3 board members who are doing double duty serving as board members and ACC committee members. Around 10 violation letters have been sent to community neighbors this year. Some discussion was had by community members regarding citations and compliance to the covenant as well as the process followed by the ACC to inform neighbors of violations.

VIII. Community Members Discussion: Comments were made from community members who don't desire to serve on the board but would be willing to assist the board in small projects throughout the year such as: (1) the web site (Kelly Vaughn); (2) the front landscaping & maintenance and (3) reserve pond maintenance; (4) checking Harnett county GIS to confirm property ownership prior to sending invoices for dues. Additional concerns were voiced about the amount of funds used on the landscaping of the front entrance and how this decision was made and handled by the board were discussed. It was stated if folks have an interest in volunteering for small projects, they can contact Secretary Melvin at cjacquie@aol.com who will then get the information to the board for approval. Concerns of POA liability for some projects need to be considered prior to giving approval.

There was an update on the status of the new development which is now on hold until the Rawls Church Road entrance is completed which is most likely cost prohibitive. Therefore the community is currently unable to move forward.

IX. Election of new Board Members: The floor was opened for nominations after which voting ballots were distributed, collected and counted (26 total ballots) with the following results:

1. President: Jim Violette and Joe Brislim were properly nominated and second; **Joe Brislim was seated as President with 18 votes**, Jim Violette received 8 votes.

2. Director-at-large #1: Kyle Calkire and Sandy Matthews were properly nominated and second; **Kyle Calkire was seated as Director-at-large #1 with 16 votes**, Sandy Matthews received 10 votes.

3. Director-at-large #3: Keith Whatley and Richard Boyer were properly nominated and second; **Keith Whatley was seated as Director-at-large #3 with 19 votes**, Richard Boyer received with 7 votes.

4. ACC Committee: **Kristian Knox and Kelly Lesher were approved to sit on this committee.**

X. The meeting was adjourned at 12:30 with a proper motion and second.

MINUTES RESPECTFULLY SUBMITTED BY SECRETARY MELVIN.