



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

**POA BOARD MEETING
AUGUST 17, 2015**

Present: Jim Violette (President), Randy Lawrence (Vice-President), Jacquie Melvin (Secretary), Melissa Bowling (Treasurer), Kyle Calkire (Director-at-Large #1), Michael Pentimone (Director-at-Large #2)

Not Present: Steve Vaughn (Director-at-Large #3)

I. President Jim called the meeting to order at 7:05pm

II. Reserve Ponds & Farm Pond:

VP Randy discussed information about the reserve ponds regarding meetings with Tim Grady (G-2 Design) and Tina Pace (POA attorney). It was noted that:

1. The attorney didn't think the POA was capable of taking legal action against Leon Anderson (developer) due to the cost this would most likely incur.
2. The attached memo from the Division of Water Quality puts in question if the ponds were properly transferred to the POA by the developer. The ponds may not have gone through inspection prior to turning them over to the POA. A&D may still have some responsibility as due process may not have occurred.
3. The ponds are in need of immediate repair and Tim Grady suggested we meet with the Developer to find some resolution.
4. Melissa works with a lawyer and volunteered to field any questions to them as needed.
5. There is need for landscaping and mowing around the ponds at Kinsman. The work needed may require the use of heavy equipment such as a back-hoe. Melissa will ask her brother-in-law to take a look at the area.

Jim stated the farm pond has a dock which is now dangerous to use. Fixing it would be cheaper than tearing it down. Jim volunteered to do the work at the approximate cost of \$500-\$600.

- III. Speed Limit Signs:
Jim plans to order one sign and asked that Kyle & Mike be responsible for installing them. They agreed and will make contact with the necessary utilities prior to installation.

- IV. POA Dues:
The attorney will follow-up with liens on two properties for non-payment of dues.

- V. Covenant Violations:
 - 1. 305 Kingsbrook Circle: Overgrown Grass – a letter will be sent with notice of fines for repeat violation.

 - 2. 205 Kingsbrook Circle: Fence in need of repair – Jim plans to send a letter to address this at the request of a complaint from a neighbor.

- VI. The meeting was adjourned at 8:30 with a motion from Melissa and a second from Jacquie.