

Minutes of  
Nature's Trail HOA  
Regular Board Meeting  
November 8, 2022, 6:30 PM

Call to Order at 6:30 PM by Board President Hannah Pirtle.

In attendance: Hannah Pirtle (President) James Lewis (Vice President), Hayley Norton (Secretary), Amber Stout (Treasurer), Adam Mendez (Director). Also in attendance were newly elected members Susan Landgraff and Jim Reese.

Board Treasurer provided a report on funds on hand and collections for the GA for 2023.

There was no old business to discuss.

New Business

1. Transition meeting with Hughes was discussed. Date time to be coordinated by VP
2. Sending out a mailer (as required by covenants 14.04) to announce election results
  - a. VP tasked with completing a draft mailer to be approved by Board
  - b. Once Board approves, forward to Hughes to be mailed to community
3. Requirement for community meeting was discussed
  - a. Tentative date/time agreed upon
  - b. VP to coordinate meeting venue location
4. Election of new Officers by the Board
  - a. Susan Landgraff volunteered to serve as Treasurer and was unanimously approved
  - b. Hayley volunteered to continue to serve as Secretary. Other Board members agreed to backfill if/when Hayley unable to be present
  - c. Jim Reese volunteered to serve as Vice President and was unanimously approved.
  - d. Adam did not wish to serve as President. James Lewis was unanimously approved as President.
5. Term limits of remaining appointed Board members was confirmed to expire at the end of October 2023.
  - a. Discussion was had to work on extending term of two new electees to avoid total loss of continuity and experience. Tabled for later discussion.
6. Board discussed feasibility and possibility of creating an HOA official FB page
7. Board discussed goals for 2023.
  - a. Goals are primarily to increase communication flow, increase transparency, potentially reduce the budget and begin work on some improvements.
8. The ongoing issue at [REDACTED] was discussed. [ISSUE REDACTED]. HOA via Hughes is continuing to work with homeowner to resolve the issue.