

Nature's Trail HOA Board
Special Meeting
November 17, 2022, 6:00pm.

Call to Order at 6:00 PM by Board President James Lewis.

In attendance: James Lewis (President), Susan Landgraff (Treasurer), Adam Mendez (Director).

Absent: Haley Norton (Secretary).

1. Secretary duties performed by Susan Landgraff (Treasurer), due to absence of Haley Norton (Secretary).
2. All Board members certified agreement to waive section 6.07 of Bylaws to hold this special meeting with less than 5 days notice.
3. Discussed section 6.06 of regularly scheduled monthly meetings.
4. Board Treasurer provided a report on funds on hand and collections for the GA for 2023.
 - a. There are approximately 12 homeowners who have not yet paid GA for 2023.

Old Business: None

New Business

1. Future Plans & Projects discussed.
 - a. Letter sent to farmer regarding Common Area D. Awaiting response.
 - b. Intent to set a meeting with owner to confirm specific boundaries. After we confirm the boundaries we can the discuss usage of the land.
2. James Reese, previously elected and serving as Vice President, resigned on November 14, 2022.
 - a. Section 6.05 of Bylaws was discussed to fill this open slot.
 - b. Both non-elected candidates were contacted regarding desire to fill this slot and add an additional member to the Board; only Rebecca Ledzian responded, and indicated willingness to serve.
 - c. Unanimous decision by present Board members to offer Ms. Ledzian one of the open Board seats.
3. Will exercise option to increase Board from 5 Directors to 7 Directors per Bylaws Amendment from October 14, 2021.
 - a. Board has many plans and projects for the upcoming year and feels that more help in accomplishing these plans will be better for the community & Board.
4. Discussed background, legal opinions and recommendation regarding status of current Board.
 - a. Will hold community vote to allow 7 Board members to remain until October 2023, at which time all 7 Director slots will be up for a vote.
 - b. Alternative is to have to conduct a clean slate election for the community. This will incur a lot of additional cost and time.
5. Legal opinion regarding increase of Homeowner dues from \$200 to \$260 is that per Covenant 9.12, dues for 2022/2023 should have only increased to \$240.

- a. Homeowners will be given options for receiving \$20 refund - mailed check, pick up check, apply refund to 2023/2024 dues.
 - b. Board President to type up a notice for the community and have it reviewed by attorney as well as Hughes PM.
6. Discussed issues with the Architectural Review Committee and awaiting legal advice.
7. Reviewed ongoing issues at **[ADDRESS REDACTED]**. HOA via Hughes is continuing to work with the homeowner to resolve the issue.
8. The new Board will meet with Hughes Management on December 2nd.
 - a. Discussed concerns regarding communication from PM company to Homeowners.
 - b. Discussed working on improved communication during meeting with Hughes.
 - c. Discussed how neighborhood management would operate without PM company - Website, communication, covenant enforcement, collections, legal.
9. Annual Homeowners meeting will be Thursday, December 15, 2022.

Meeting adjourned at 7:30pm.