

Nature's Trail HOA Board

Monthly Meeting

December 2, 2022

Call to Order at 7:00 PM by Board President James Lewis.

In attendance: James Lewis (President), Susan Landgraff (Treasurer), Adam Mendez (Board Member), and Rebecca Ledzian (Board Member)

Absent: Haley Norton (Secretary)

- Monthly meeting held, per section 6.06 of the Bylaws.

-Secretary duties performed by Rebecca Ledzian, in the absence of Haley Norton (Secretary).

1. Board discussed the prior meeting with Hughes.

a. Primary concerns are based on the lack of communication regarding the ACC.

2. Discussed how many homes still owed dues.

a. Treasurer to start tracking who pays GA, apart from Hughes PM, so amounts for a budget can be established.

3. Mailer with updated GA and refund sent out to the neighborhood.

4. Updated information regarding communication with farmer over Common Area D.

a. Farmer is aware of HOA ownership.

b. Proposed land swap to connect Common Area D with Common Area C.

c. Farmer discussed ceding rights to allow HOA to maintain ditch to HOA standards.

d. HOA website to be updated with a page showing view of the neighborhood and common areas (A, B, C, and D.)

5. Board voted unanimously to amend 6.34 of the covenants to allow establishment of ACC due to it's discussion within the 2021 Board.

5. Reviewed the ongoing issue with [ADDRESS REDACTED]. The fence is still not finished and is still the wrong color.

a. ACC is not necessary and action can be taken by the HOA board.

b. Board to pursue actions necessary for compliance.

6. Legal opinion that Board can backdate resolution to establish term limits and legitimize current board. Board not comfortable with that decision and decided to put the vote out to the community.

a. Mailers to be sent out ASAP announcing all available 7 board positions and requesting nomination forms.

b. Election to be completed in January, with staggered term limits of 1 year and 2 year applied.

c. If 7 or less nominations received by deadline, election unnecessary.

7. Due to the current status of the Board, meeting on December 15<sup>th</sup> changed to unofficial neighborhood event. The official Nature's Trail HOA meeting to be held after election.

Meeting adjourned at 7:45pm