

Nature's Trail HOA

Monthly Meeting

February 9, 2023

Call to Order at 6:03pm by President Chris Hines.

Unanimously approved meeting day/time

In attendance: James Lewis, Susan Landgraff (Treasurer), Adam Mendez (Board Member), Russell Maine (Vice President), Shawn Miller (Board Member), Chris Hines (President), Rebecca Ledzian (Secretary)

- Monthly meeting held, per section 6.06 of the Bylaws.
- Secretary duties performed by Rebecca Ledzian

Susan gave an updated financial report. Confirmed that only one owner (of two houses) had requested a direct refund of HOA fees, with the time limit closing as of the end of January.

Old Business:

1. Board discussed ACC. Russ read through the lawyer's proposed change to 6.34 and believes changes need to be made.
 - a. Board confirms that any changes made to the CCRs will need to go through a lawyer, by amendment.
 - b. Discussed backdating the amendment to August 2022, as lawyer originally suggested. Chris suggested saving further discussion for "New Business".
2. Board discussed the possibility of streaming future Homeowner meetings through various sites.
 - a. Most options are limited by time or number of attendees
 - b. Discussed the merits of streaming vs. recording
 - c. Board members to use annual Homeowner meeting in March as a test run and will ask for questions 1 week in advance in order to provide accurate information.
3. Board discussed making sure all Board members have access to HOA Board email. HOA Board email will utilize two-factor identification through one Board officer and one Board member

(Chris motioned, Rebecca seconded, Vote: unanimous). [REDACTED] provide two-factor for current board.

4. Board discussed [REDACTED].

a. After reviewing options, [REDACTED] recommends we allow lawyer to pursue foreclosure vs. a lien.

b. Concerns were brought up whether fees were accrued under Apex or Hughes. Susan will contact Chrissie for that information.

5. Board discussed [REDACTED].

a. Board to insist that the owner finish the project at this time, with fence to be painted correct "Tobacco" color when it is due to be repainted in the future.

6. [REDACTED] ACC requests to all be approved via email sent to Chrissie.

7. Board discussed annual HOA meeting.

a. Suggested date of March 25th or 26th, at First Baptist Church, 6/6:30pm-8:00pm

b. Dessert Social with Homeowners bringing food. Susan will review budget to see if we can provide some drinks and snacks.

c. Can we have Chrissie come and explain what Hughes does and answer questions.

New Business:

1. Chris suggested that the Secretary be the only one to send information via the HOA Board email account.

a. Adam suggested Chrissie add details to emails referencing specific focus (i.e. ACC, Treasurer, Secretary, Violations, General Questions, ect.) Chris will follow up with Chrissie.

b. Any email that has been viewed and addressed to be moved to the appropriate folder.

2. Group discussed communication methods outside of email. Rebecca will send reminders to individual Board members if deadlines for actions pass.

3. Board discussed HOA website.

a. Hosting provider says "Use at your own risk". We would need a new host and pay considerably more to increase security.

b. James suggested we have [REDACTED] chat with the Board to answer questions about the website.

c. Board will keep the website and authorize/reimburse [REDACTED] for website renewal fees (Susan motioned, Rebecca seconded, Vote: unanimous).

d. Chris will contact [REDACTED] to initiate renewal.

4. Board discussed current landscaping contract with Alabama Lawn Masters.

a. Board discussed possible options for reducing costs and what they currently do.

1. Can we reduce flower change out?

2. Code enforcement for the ditches is 12" and 3-5x/year should be sufficient.

b. Can we have the company text or email to verify when they come out to perform services?

c. James will work with company to renegotiate landscaping contract to reduce costs (investigation only) (Chris motioned, Adam seconded, Vote: unanimous)

d. Adam will check with other companies and that of an associate (no personal connection) to check for better deals.

5. Vision for current HOA Board discussed: Fixing the ACC, building trust with the community, enacting projects to improve the community, fixing the covenants to reflect the current community and not the previous Declarant, and creating processes within the Board to support longevity.

6. Board discussed the possibility of rewriting all the CCRS, with neighborhood involvement, as opposed to adding expensive amendments. To be discussed at future meetings.

7. Susan will create the mailer to include: election results, annual HOA meeting announcement, a reminder to bring and submit questions, announcements about Hughes' new program. Voting Items: going paperless, ideals for neighborhood seal, and discussions on landscaping.

8. James will look up the cost to seed common areas (James motions, Chris seconds, Vote: unanimous).

Meeting adjourned at 8:03pm