

Nature's Trail HOA

Monthly Meeting

January 14, 2023

Call to Order at 4:10pm by Out-Going Board President James Lewis.

Unanimously approved meeting day/time

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

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

1. 2023 Board Members Elected- Discussion regarding splitting Treasurer/Secretary duties, as with the previous boards. James motioned to split duties, Shawn seconded.

- a. Chris Hines- President (Russell nominated, Shawn seconded, Vote: 2 no/ 5 yes)
- b. Russell Maine- Vice President (Shawn nominated, Susan seconded, Vote: 2 no/ 5 yes)
- c. Susan Landgraff- Treasurer (Russell nominated, Shawn seconded, Vote: unanimous)
- d. Rebecca Ledzian- Secretary (Adam nominated, Russell seconded, Vote: unanimous)

2. Board discussed terms related to terms of the Board members.

- a. Shawn stated that rotating 2-3 members does not fix the problem if the Board is corrupt.
- b. Chris wants to allow the community to vote and decide.
- c. Rebecca stated that the Board should dictate actions where allowed by the covenants to ensure efficiency.
- d. Issue will be considered by the Board and discussed at the next meeting (Chris motioned, Adam seconded).

3. Board discussed routine Board meetings. Decided 2nd Thursday of each month @ 6pm (Chris motioned, Susan seconded, Vote: unanimous)

4. HOA Board members waive the requirement for USPS or hand delivery of all meeting notices, as required per AOI 6.08, with future notices being sent via email (Rebecca motioned, Susan seconded, Vote: unanimous).

a. All members to email Rebecca to ensure valid email addresses.

5. Board discussed why the HOA Gmail account password was changed by James, not allowing previous members to view it.

a. James will provide current Gmail password prior to the next Board meeting February 9th.

b. Chris Hines requests it be added to the minutes that James is not to delete any information on the Gmail account.

6. Board discussed the HOA website. Further discussion to take place over next Board meetings.

7. Board discussed ACC

a. There currently is no established ACC. James was previously working with the lawyer to back date the covenant change necessary to establish the ACC, using meeting minutes from August 2022. Concerns raised that those minutes do not clearly state details regarding the change to covenants or a vote by the 2022 Board. James confirmed only one request has been denied and no fines have been enacted.

b. Board agreed an ACC is necessary (Chris motioned, Vote: unanimous)

c. Russ to pursue the issue of establishing the ACC with the lawyer (Chris motioned, Adam seconded, Vote: unanimous). Rebecca will send the lawyer's contact information to Russ. Russ to follow up and email an update to the Board by January 24-31.

d. Discussed how and whether to notify homeowner about improper denial from the ACC and how to handle future requests before ACC is properly established. It was suggested per 6.19, that the Board give approval based on submissions meeting covenant requirements. Suggested that the HOA utilize their own ARC form instead of Hughes'.

1. Board agrees that current ACC request for fence is harmonious with the neighborhood.

2. Chris will email Chrissie to discuss verbiage.

8. [REDACTED] has a lien against them for fines owed. Russell to present some options next week.

9. Board discussed property management options and will continue to discuss at future meetings.

a. Rebecca will contact Hughes about scheduling an introductory meeting for new Board members.

10. Board discussed and Adam updated about the common areas.

a. [REDACTED] - Homeowner has a compost pile on the farmer's land. Adam and James were trying to persuade the farmer to sign a document allowing the Board to address it. The farmer declined.

b. Discussed the how long the landscaping contract was for. Contract is not in the Gmail account and previous board members unsure. Believe it is through Alabama Lawn Masters. Discussed whether we have a contract vs. an agreement.

c. Discussed common areas by the pond.

1. Can the silt fence be removed to help define the area and how much to remove?

2. City Planner stated that construction of the trail and dog park will start late this year or early next year. City of Madison does not want to take ownership of the pond area.

3. City lawyer suggested "Beware" sign.

4. Suggested that this issue be discussed at future Homeowner's meetings.

11. Board discussed regular Homeowner meetings. Suggested monthly newsletters with quarterly meetings, allowing residents to opt out of mailers, discussing communication options with Homeowners, and saving money by going paperless. Board will continue discussion at the next meeting.

a. Homeowner's Annual Meeting cannot be held within 90 days of the end of the fiscal year due to secondary election.

b. HOA Members Annual Meeting to be held in late March or April (Chris motioned, Shawn seconded, Vote: unanimous)

c. Date to be discussed at the next meeting with suggestion for a potluck to encourage involvement and community.

12. Board discussed streaming future Homeowner's meetings. The church will let us use their WiFi. Concerns were brought up about privacy community involvement. Ideas to give Homeowners the option to sit outside the camera angle.

a. Chris will poll the community.

b. Rebecca will send Chris [REDACTED] email

c. Board will look into options for streaming of the meetings (Chris motioned, Rebecca seconded, Vote: unanimous).

13. Board to prioritize updates needed to covenants and bylaws to improve clarity.

Meeting adjourned at 6:41pm