

Nature's Trail HOA

Monthly Board Meeting

March 09, 2023

9238 Madison Blvd. Ste. 116

Madison, AL 35758

Call to Order at 6:06pm by President Chris Hines.

In attendance: Treasurer Susan Landgraff, Vice President Russell Maine, Board Member Shawn Miller (arrived @ 6:20pm), President Chris Hines, Secretary Rebecca Ledzian, Board Member Adam Mendez, Board Member James Lewis (via call-in, left the call ~7:30pm)

- Monthly meeting held per 6.06 of the By-Laws.
- Secretary duties performed by Rebecca Ledzian

Susan updated the Board on the current budget.

Old Business:

1. Susan updated the Board on outstanding dues and fees within the neighborhood.
 - a. Dues and fines for REDACTED have been accruing since 2021, with multiple reminders and warning of action sent. Board will tell the lawyer to pursue foreclosure. (Russ motioned, Susan seconded, Vote: unanimous)
 - b. REDACTED and REDACTED are well beyond 90 days. Board authorizes Hughes to send mass letters to pay outstanding balances within 30 days. (James motioned, Chris seconded, vote approved unanimously)
 - c. Susan will email Chrissie with the Board's decision.
2. Board discussed plans for the Annual HOA Meeting. After discussion, the Board agreed that the meeting should not include a dessert social, and should be held at the church as originally agreed.
3. Discussions on changes to CCRs tabled (Susan motioned, Rebecca seconded, vote approved unanimously).

4. James updated on landscaping.

- a. \$10 improperly charged for irrigation in JAN and FEB due to a computer update, Board to monitor future statements. ALM will refund \$20.
- b. Discussed the idea of eliminating flowers at the entrance to reduce landscaping costs.
- c. The ditch should cost significantly less to maintain as it has been cleaned out. The number of times the ditch is mowed can also be reduced and still be in accordance with city laws.
- d. ALM fees are determined the time it takes, but estimated no more than \$500/occurrence of the ditch.
- e. Chris will contact Shane to get an updated/clarified contract with new estimates for the ditch and per hour cost in writing, as well as a refund of \$20.

5. Rebecca reviewed the Special Meeting minutes.

6. Board nominated Austin Echsner as official Webmaster for the HOA (Chris motioned, Rebecca seconded, vote approved unanimously). Chris will contact Austin.

New Business:

1. Board discussed landscaping.

- a. The black fence at the front of the neighborhood will need repair. Board discussed whether it's necessary to maintain it. Ultimately, the Board decided to seek feedback about the black fence and the flowers at the entrance from the homeowners at the annual meeting, with the Board making decisions on how to proceed after the annual meeting.

2. Outstanding items:

- a. ALM will no longer be mowing the center section of Common Area C, this is not HOA property, in order to reduce costs and liability.
- b. Adam, Russ, and Shawn volunteered to remove the old wooden structure on Common Area C.

c. HOA agrees to close out the issue with the compost structure on REDACTED.

3. Talking point for the Annual HOA Meeting:

a. Intro

b. Budget to be made available via HOA website prior to the meeting and Susan will review.

c. Discuss new CINC software from Hughes.

d. Reminder about "No Parking" rules for the streets.

1. Extremely difficult to enforce.

2. Discuss possible "3 Strikes" rule to enforce parking.

3. Safety concern. Bring up the issue with homeowners.

4. Board discussed and approved the newsletter (Chris motioned, Adam seconded, vote approved unanimously)

a. Make sure that the Board is clear no official votes are being taken at this Annual Meeting, only feedback.

b. Discuss the design of the neighborhood seal at the next homeowner meeting.

5. Board discussed 6.34 ACC

a. Board decided not to use the current draft, as submitted by the lawyer (Susan motioned, Shawn seconded, vote approved unanimously).

b. Susan volunteered to rewrite a simplified draft to submit to the lawyer and send it out for approval by the Board on 3/10/23.

c. A special meeting will be held on 03/23/23 @ 6pm to finalize details of the ACC draft with the knowledge that the meeting can be canceled if approval is met, prior (Russ motioned, Susan seconded, vote approved unanimously)

6. Adam discussed ideas for some new projects.

a. Adding a brick border to the garden areas at the front of the neighborhood would coast ~\$2200.00 and make mowing and maintenance easier in the long term. Get feedback from the neighborhood.

- b. Removing the silt fence on the edge of HOA property would better define that area. ALM can remove it for \$500 (Adam motioned, Shawn seconded, vote approved unanimously).
- c. Adam will start researching the possibility of selling/ swapping some land with the farmer who borders our properties in order to make the common areas more cohesive and come back with information at the next Board meeting.
- d. Further discussion on projects to be tabled until the next monthly meeting due to time constraints (Susan motioned, Russ seconded, vote approved unanimously).

Meeting adjourned at 8:05pm