

Nature's Trail HOA

Monthly Board Meeting

May 18, 2023

9238 Madison Blvd. Ste. 116

Madison, AL 35758

Call to Order at 5:57pm by President Chris Hines.

In attendance: Treasurer Susan Landgraff, Vice President Russell Maine, President Chris Hines, Board Member Adam Mendez, Board Member James Lewis (via call-in).

Absent: Secretary Rebecca Ledzian, Board Member Shawn Miller.

- Monthly meeting held per 6.06 of the By-Laws.

-Secretary duties performed by Susan Landgraff, Treasurer due to absence of Secretary Rebecca Ledzian.

Treasurer provided budget update.

- a. The lawyer has been notified of the decision on REDACTED, action still pending.
- b. Discussion of unapproved invoices for ALM due to monthly work being incomplete at this time.

Old Business:

1. Amendment to Covenant section 6.34 is still pending as not all Board Members have signed.
2. Chris provided an update on a request from homeowner REDACTED to be provided with specifics related to covenant violation fines. Chrissie with Hughes Properties is working on gathering data for the response. Chris will follow up with Chrissie for a status update. Response will not include any information specific to individual homeowners or addresses.
3. Austin Escher has been serving as the webmaster and will be invited to give an update at the June Board meeting.
4. Chris will follow up with Madison City for a response to the question of the City providing rock rip-rap clean up in the ditches.

5. Limestone County confirmed that the two Phase 1 common areas A & B are still owned by Smart Living LLC and were not included in the transfer of Phase 2 common areas A, B, C, and D. Susan will contact Chrissie for historical information to determine if Phase 1 was supposed to be included in the first transfer and to find out what needs to be done to get Phase 1 common areas A & B transferred at no cost or the lowest possible cost to the HOA.
6. Adam has put suggestions for “block captains” in the Board shared drive. Everyone will review to discuss further at next meeting.
7. Adam provided update on Common Area D. The farmer is no longer farming on our portion of the land. Board requested more information on what it would cost to survey that land, information on all costs (taxes, filing fees) associated with a possible land swap.

New Business:

1. Parking concerns, tabled until the next Board meeting.
2. Community improvements discussion.
 - a. Discussed ways to include Homeowners in decision making, especially for projects that may be costly.
 - b. Discussed importance of projects being specifically identified in the budget. The current budget does not have any projects listed.
 - c. James made a motion to reallocate money from bush hogging/landscaping section of the budget to complete the first community improvement project to brick the front flower beds to help distinguish our entrance from that of the new Phase 3 neighborhood to the east. Russell seconded. Unanimous. Adam will get an official quote for the brick work.
3. Landscaping issues.
 - a. Chris would like to have Chrissie send an email to homeowners about landscaping reminders.
 - b. Discussed idea of having a volunteer to help with landscaping issues. Possible duties would be keeping track of work by ALM, sending reminders about how to care for lawns, head a gardening committee in charge of maintaining the entrance flower beds.
 - c. Discussed idea of planting grass bushes to hide the ditches. More information needed on cost.
 - d. Discussed issues getting ALM to bush hog in a timely manner. Chris made a motion, Russell seconded, to explore new bush hog options. Russell and Adam will work on getting several quotes.
4. Board Members discussed individual philosophy on HOA spending.

5. Susan would like to prioritize the following items:

- a. Clarify which Board positions are up for reelection this year.
- b. Identify the necessary action needed to allow for emailing out HOA notifications, bills, etc. to save money on the cost of the current requirement for printing and USPS mail.
- c. Cap the annual HOA fees.

All were tabled for the next meeting.

6. Secretary Rebecca Ledzian has been unavailable. Her status on the Board will be reviewed in June.
7. Chris will send out New Business topics before meetings, but additional New Business may still be brought up during the meeting.
8. The Board discussed how to best poll the community for input, ideas, and opinions, taking into consideration cost, how to maximize participation, and how to ensure results are valid. Discussed pros/cons of using email, FB, Survey Monkey, or the HOA website.

Meeting adjourned at 8:16pm.