

Nature's Trail HOA

Monthly Meeting

April 13th, 2023

9238 Madison Blvd. Ste. 116

Madison, AL 35758

Call to Order at 6:07pm by President Chris Hines.

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

-Monthly meeting held per section 6.06 of the Bylaws

-Secretary duties performed by Rebecca Ledzian

Susan gave an updated budget report.

- a. The process to foreclose on [REDACTED] has begun.
- b. [REDACTED] is still refusing to pay HOA fees owed claiming it was owed by previous owner. Current owner is in good standing. Board agrees to wave past due fees (Rebecca motioned, Russ seconded, vote unanimous).

Old Business:

1. Minutes for March approved.
2. Chris updated the contract with ALM.
 - a. ALM has added an hourly rate.
 - b. The crepe myrtle at the entrance need to be treated.
3. The Board discussed the use of Group Me and whether it was beneficial.
 - a. Adam prefers it because it allows for times tamps and written reference of discussions.
 - b. Board agrees to stop using it for 30 days and then decide whether to continue (Rebecca motioned, Adam seconded, vote unanimous).
4. Board reviewed the new draft of 6.34
 - a. Chris contacted the lawyer to discuss any concerns

- b. Board needs to check if the lawyer is charging for unsolicited contact with Board member.
 - c. Board voted to approve new draft (Rebecca motioned, Shawn seconded).
- 5. Adam has renewed research into a land swap with farmers adjacent to the neighborhood.
 - a. Research taxes, title exchange, potential surveys, and total cost.
 - b. James mentioned including the “right of way” area as well.
- 6. Chris and Shawn will look into potentially correcting the wording of the privacy on our website.
- 7. The black fence needs repair. The Board needs to look into the cost to replace it or whether it can be taken down.
 - a. Board needs to verify the boundary lines of Phase 1 plots that border the fence.
- 8. Austin questioned whether Common Area A was transferred when the HOA purchased the deeds. Susan will reach out to Chrissie.
- 9. Board needs to discuss the neighborhood voting process as discussed at the annual meeting. Board voted to table and clarify the discussion at the next meeting (Russ motioned, Chris seconded, vote unanimous).
- 10. Adam will pursue his idea of Block Captains and share his vision at the next meeting (Chris motioned, Rebecca seconded, vote unanimous).
- 11. Chrissie needs to send out a mass email reminding the neighborhood how to properly handle yard waste.

New Business:

- 1. Flowers
- 2. Board discussed whether grounds keeping of common areas should be decided by the ACC.
- 3. Chris will schedule bush hogging of the ditch.
- 4. Board discussed whether our entrance sign needs updating and repair.
 - a. Lawyer needs to look into whether Phase 3 can have the same signage when they are a separate neighborhood.
- 5. Board discussed the possibility of a quarterly newsletter.

Meeting adjourned at 8:13pm