

Nature's Trail HOA

Monthly Meeting

June, 08, 2023

9238 Madison Blvd. Ste. 116

Madison, AL 35758

Call to Order at 6:00pm by President Chris Hines.

Attendance: Susan Landgraff (Treasurer), Russell Maine (Vice President), Chris Hines (President), Rebecca Ledzian (Secretary), Adam Mendez (Board Member)

-Monthly meeting held per section 6.06 of the Bylaws

-Secretary duties performed by Rebecca Ledzian

After an absence during the end of April and the month of May, Rebecca will continue secretary duties.

Austin, acting as IT Committee, gave an update on the neighborhood website before meeting progressed.

- a. Austin will look into adding options for polling and reporting issues.
- b. Susan will ask Chrissie about getting names of current residents so we can keep the website current.

Susan gave an updated budget report.

- a. At this point we only owe the attorney for the filing of updated 6.34
- b. With regards to [REDACTED], the Board is continuing with the foreclosure process and is currently waiting for confirmation from the sheriff.

Old Business:

1. Minutes for May approved unanimously.
2. The new version of 6.34 has been signed, filed, and is currently in probate.
3. Chris will ask the city about whether they want to claim the pond attached to the neighborhood and whether they will provide rock.

4. Phase 1 Common Area A and B were not included when the HOA purchased the deed and will need to be purchased.

5. Block Captain

6. Adam updated that he still needs to look up the cost survey Common Area D.

New Business:

1. Chris called the neighbors adjacent to Nature's Trail to inform them that the HOA is not involved with the anonymous letter they received.

a. Chrissie will send an email to all owners reminding them not to contact the owners.

b. Chris wants written permission for the HOA to mow and maintain areas the owner has agreed to verbally.

2. Discussion of 6.34

a. Adam will lead the ACC, along with two homeowners that still need to be found (Chris nominated, Rebecca seconded, vote unanimous)

b. HOA need to check with James to review the rules that were put in place prior to the new ACC.

c. Board suggested that the ACC be responsible for monitoring any landscaping issues in the common areas. Board will be tabling the topic until the next meeting.

3. Russ mentioned wanting to send out a regular newsletter and still wants to plan a neighborhood party.

4. The Entrance Project was discussed.

a. Chris, Russ, and Adam met with the contractor

b. Susan asked about whether there were drawings or concrete ideas. Adam said there were no drawings but the plan was extremely simple.

c. The HOA will be responsible for painting the new brickwork once completed.

d. HOA will move forward with the new brickwork (Adam motioned, Russ seconded, vote unanimous).

5. HOA looking to utilize a different, potentially cheaper lawn service with brush hogging done as needed. Will try out the new company at the end of July, around the 20th (Adam motions, Russ seconded, vote unanimous).

a. Adam will draft an agreement with the new lawn care service.

6. With the new board due in October, the Board needs to update 14.4 (Susan motions, Chris seconded, vote unanimous)

- a. 2-3 members will need to step out and run again per current covenants.
- b. Board will discuss deciding who will step out at a later meeting.

Meeting adjourned at 7:35pm