

Nature's Trail HOA

Monthly Meeting

August 10th, 2023

9238 Madison Blvd. Ste. 116

Madison, AL 35758

Call to Order at 6:23pm by President Chris Hines.

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

- Monthly meeting held per section 6.06 of the Bylaws
- Secretary duties performed by Rebecca Ledzian

Website Update:

- a. Questions/ FAQ section to be updated.
- b. A potential "Project Ideas" link to be added for homeowners to submit ideas.
- c. Board members have been updated.
- d. A reminder on the website and via Facebook for homeowners to sign up for CINC.
- e. Homeowner complaints can continue to be submitted to Chrissie as opposed to a link on the website.
- f. ACC to go through CINC

Budget Report:

- a. Russ submitted a budget proposal that does not take into account the budget surplus.
- b. Board verified that the neighborhood is tax exempt.
- c. Board discussed how to manage the budget surplus.
 1. It is important to have funds in reserve
 2. The surplus needs to have a defined use.

Old Business:

1. July Meeting Minutes are not ready. Board agrees to vote on them within 1 week.
2. 47 households have signed up to use CINC.
3. Board needs to schedule the upcoming HOA Neighborhood Mtg. for September 21st, at 6:30pm. (Susan motioned, Adam seconded, vote unanimous) Russ will check to verify location availability.

4. Newsletter needs to go out before the 21st and an announcement that candidates can submit entries for the next Board election needs to be discussed at the Neighborhood Mtg.

New Business:

1. Chris will call the insurance company to find out details about potential umbrella coverage for the neighborhood.
2. Board discussed ongoing legal issues with [REDACTED].
 - a. If nothing else, a lien should be pursued.
 - b. Current legal advice is unsatisfactory and Board is considering reaching out to a different lawyer.
 - c. Chris will contact Hughes Property to find out about getting a second opinion.
3. Board discussed additions for the upcoming newsletter.
 - a. We are required to have a neighborhood seal. Make it a contest and have kids submit their ideas (Chris motioned, Rebecca seconded, vote unanimous).
 - b. Discuss the idea of a potential neighborhood "Garden Group" to help manage the front using perennials instead of paying for that continual landscaping at the front (Chris motioned, Russ seconded, vote unanimous).
 - c. Susan suggested a possible Christmas Decoration Contest.
 - d. Board discussed the idea of quarterly newsletters.
4. Board will look into a simple sign to put out ahead of neighborhood yard sales (Chris motioned, Rebecca seconded).

5. [REDACTED] is not following CCRS with regards to landscaping.
 - a. They have been notified multiple times.
 - b. Fines to begin 8/14/2023
6. Adam suggested a project for landscaping by the ditch.
 - a. Board discussed potential drought tolerant and low maintenance options.
 - b. Adam will research the potential cost to beautify the common areas around the ditch (Adam motioned, Chris seconded, vote unanimous).

Meeting adjourned at 8:28pm