

Nature's Trail HOA

Monthly Meeting

July 13th, 2023

9238 Madison Blvd. Ste. 116

Madison, AL 35758

Call to Order at 6:21pm 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

James Lewis resigned his position on the Board by email.

- a. Board changed password to the Gmail account.
- b. Board will contact Shawn to make sure James is no longer receiving updates from the Gmail account.
- c. Board will direct Austin to remove James' information from the Nature's Trail website.

Susan gave an updated budget report.

- a. The budget needs to be adjusted for \$20.00 refund to homeowners from 2022 HOA dues.
- b. Because the new Board takes over at the beginning of the fiscal year, dues should be due by January 1<sup>st</sup>.
- c. Susan will contact Chrissie about lawyer's fees and insurance rate increase.

Old Business:

1. Minutes for June approved unanimously.

2. Chris needs to get permission to mow sections of Common Area C and D. Will push to contact farmers by August meeting.
3. Now that the ACC is active we need to have one Board member and 2 homeowners.
  - a. Board will contact Austin to send out an announcement for volunteers via the website, as well as an email from Chrissie/ newsletter (Chris motioned, Rebecca seconded, vote unanimous).
4. Board elections to be held in December with new Board starting in January/ new fiscal year per the covenants. Campaigns will be announced in October.
5. The Brickwork needs to be painted.
  - a. Susan's husband volunteered to take care of it and the Board can pay him back for materials. He can get a paint sample first.
  - b. Adam suggested having it done professionally given the Board's personal time constraints. Susan was originally against this. However, Board agreed to vote over email after Adam presented 2-3 estimates.

#### New Business:

##### 1. ACC

- a. Suggested that ACC requests only be approved for those in good standing. However, those rules are not in the covenants.
  - b. Is the ACC form active in SYNC?
  - c. Board would like Chrissie to keep a spreadsheet of ACC requests and changes.
  - d. ACC to email Chrissie about "pending violations" when new approval requests come in.
  - e. Adam to write a draft of ACC guidelines
  - f. Adam, Russ, and Rebecca volunteered to act as the ACC only until other volunteers could be found. Adam will let Chrissie know.
  - g. Discussion tabled for two weeks (Chris motioned, Russ seconded, vote unanimous).
2. Homeowner complaints about people leaving dog messes in others' yards. Chrissie to send out a reminder to all homeowners.

Meeting adjourned at 7:58pm (Chris motioned, Russ seconded, vote unanimous)

