

Nature's Trail HOA

Monthly Meeting

September 14, 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), Shawn Miller (Board Member).

Absent: Adam Mendez (Board Member), Rebecca Ledzian (Secretary).

-Monthly meeting held per section 6.06 of the Bylaws

-Secretary duties performed by Susan Landgraff

Susan gave an updated budget report.

- a. The Board voted 5 to 1 to approve the proposed budget for 2023/2024 with annual dues set at \$200/year. Hughes has been notified and is sending out invoices, the newsletter, and a copy of the budget.
- b. With regards to REDACTED, another homeowner informed the Board that the home was previously owned by REDACTED and now has a renter in it. There has been no additional work by the attorney to recoup the fees owed.

Old Business:

1. Due to the Secretary's absence, minutes from the last meeting were not reviewed/approved.
2. No update on Phase 1 Common Area acquisition.
3. Reviewed ALM contract.
4. Discussed landscaping issues for REDACTED.

New Business:

1. Discussed the Homeowners meeting on September 21 at 6pm.
 - a. Chris will post on FB about the meeting. Will request that Austin post the meeting update on the website.
2. Discussed Homeowner complaints received regarding lawn and parking issues.
3. Board voted to approve new meeting space, 650 Sun Temple Dr. Ste 2, Madison.

Meeting adjourned at 7:12pm.