

Nature's Trail HOA

Annual Neighborhood Meeting

September 21st, 2023

29113 Huntsville Brownsferry Rd.

Madison, AL 35756

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, Shawn Miller,

-Annual meeting held per section 6.06 of the Bylaws

-Secretary duties performed by Rebecca Ledzian

1. Neighborhood Seal Contest

a. An official seal is required per our covenants.

b. A neighborhood wide contest to create the seal will be held. Plans to move forward with this contest will happen by the end of the year and the Board will send out size limits.

2. Phase 3

a. Phase 3 is part of Limestone County and is not part of our neighborhood or HOA.

b. The builders are no longer using our pictures to advertise the new neighborhood.

3. Gardening Committee

a. The Board chose to cut costs to the neighborhood by having ALM stop replacing the flowers seasonally and instead replace them with selections of perennials.

b. To this end we want to create a Gardening Committee from volunteers in the neighborhood to help with the selection.

4. Elections

- a. 4 current members will be stepping down and those spots are open to new volunteers. The submission and election process will begin October/November.
- b. Nomination forms will be mailed out and can be submitted. A reminder that the term is 2-3 years.

5. Budget

- a. Dues have been reduced for the upcoming year to \$200.
- b. Those who overpaid last year and did not ask for the \$20 credit will see that \$20 reduction in their HOA dues this October.
- c. The fees for Hughes Property Management has remained the same at \$6/door.
- d. Legal fees this year include accrued lawyer fees and filing fees for changes to the amendments.
- e. To answer questions from the neighborhood, office supplies include paper, ink, stamps, envelopes for mailing, ect.
- f. We are now listed as a non-profit.
- g. Landscaping
 - 1. ALM is still our grounds keeping service.
 - 2. Bush hogging needs to happen about 6 times/year, but could potentially be less.
 - 3. Money will need to be labeled for specific projects
 - 4. Reminder that common areas can be viewed via the Nature's Trail website and a place can be created where suggestions for common areas can be submitted to the Board.
 - 5. Much frustration was expressed by homeowners at the cost and waste of maintaining the ditches. An idea was expressed by homeowners to limit mowing the ditches to only the dry areas on the side, as mowing the wet strip in the middle is difficult and possibly unnecessary. If homeowners could be responsible for mowing up to the ditch where it is still dry it would greatly reduce the cost of landscaping.

6. Covenants

- a. There are multiple discrepancies between the Bylaws and the Covenants that need to be rectified.
- b. The legal documents were clearly written for the benefit of a developer and need to be updated now that the HOA is in place.
- c. The Board will create 2-3 options to address street parking and offer them up to the neighborhood for a vote.
- d. Overall, covenants and bylaws need to focus on what is truly enforceable.
- f. Sections will be updated and then sent to homeowners for review and a vote. Once all the suggested changes to the covenants have been viewed by homeowners, they will be sent to a lawyer and updated en mass.

7. ACC

- a. All ACC submissions can be done through CINC
- b. There are three members currently, including Adam
- c. CINC was mentioned via the newsletter and there is a homeowner portal.
- d. Shadowbox fencing for pools was discussed and the rules surrounding pools are a city ordinance and enforced by the city, not from the HOA.

8. Website

- a. There is a FAQ section created or being updated on the Nature's Trail website
- b. Newsletters are available via website and can be linked to CINC

9. CINC

- a. The portal provided by Hughes Property Management allows homeowners to pay fees, submit ACC requests, view Covenants, view financials, and there will be options for voting.

Meeting adjourned at 7:34pm

