

Nature's Trail HOA

Monthly Meeting

November 9, 2023

650 Sun Temple Dr.

Madison, AL 35758

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

Attendance: Susan Landgraff (Treasurer), Russell Maine (Vice President), Chris Hines (President), Shawn Miller (Board Member), Adam Mendez (Board Member).

Absent: 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. Reviewed receipt of annual dues. There are 13 homes that have not paid their annual dues. Chris will confirm with Hughes Properties that notices of the past due bills are being sent.
- b. With regards to REDACTED , new information was received regarding the owner address. Chris will request that Hughes Properties send the bill to the new address.

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. Discussed issues related to front entrance black fence. Per the property plot map, the fence is on homeowner property. Chris is going to speak with the city to get property line confirmation.

If the fence is on HOA common property, then the community will be asked to vote on keeping the fence or tearing it down. If there are not enough votes by the HOA members, then the Board members will vote on keeping it or tearing it down.

If the fence is on homeowner property, then the Board will work on next steps to notify homeowners.

4. Discussed issues related to the Phase 2 Common Area ditch. Current plan, as voted in October 2023, is to mow the edges and leave a 2 foot strip in the wet center.

5. Neighborhood seal contest: Chris will write up a notice to send out to the community. The Board will then vote on the seal.

6. Gardening committee: Chris will write up a notice requesting volunteers for the committee, which will handle flowers for the front entrance.

7. Reviewed parking issues. Discussed options. Concern remains for the inconsistency of parking complaints received - some houses get reported often, some houses park on the street often and do not get reported.

New Business:

1. Discussed HOA Board elections. The Board is waiting for notice from Hughes about applications. Currently there is a meet and greet scheduled for November 16th for homeowners to meet applicants.

2. ACC requests. Adam provided an update on 3 ACC requests received so far. Adam reviewed 90 day requirement for completion, in the Covenants and the approval paperwork. Adam will create an ACC protocol/procedure document.

3. Discussed need for final bush hogging. Chris made a motion, Shawn seconded. Unanimous approval. Adam will schedule the service.

4. Board members will go this Sunday at 1pm and move the rocks and cement on Phase 2 Common Area A. Adam will create a FB post for community notification if others want to help.

5. Russ made a motion to get a quote for filling in missing rip rap space. Chris seconded. Adam will get a quote. Chris will also check again with the City to see if they would contribute to fixing the area.

6. Discussed beautification of Phase 2 common area edges by the sidewalks. Adam will get a quote for fill dirt and removal of rocks.

7. Board discussed question regarding Board member terms in 6.01 Amendments.

8. Discussed Covenants and Bylaws edits and how to proceed with legal review prior to community voting. Shawn will create a compare document for the two versions of the Covenants. Predicted to be done by Jan 2024.

Meeting adjourned at 7:55 pm.