

Nature's Trail HOA

Monthly Board Meeting

January 11, 2024

650 Sun Temple Dr.

Madison, AL 35758

Call to Order at 6:03 PM by President Chris Hines.

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

Absent: Rebecca Ledzian (Secretary).

-Monthly meeting held per section 6.06 of the Bylaws

-Secretary duties performed by Susan Landgraff

Minutes from November 2023 were previously reviewed and approved.

Budget report:

- a. Billing issue with ALM bush hogging from June 2023 has been resolved and approved.

Old Business:

1. Chris spoke with the City of Madison about requirement for upkeep of ditches. Leaving center wet strip unmowed is acceptable and within code.
2. Adam gave update on rip-rap. Bama Dirt quoted \$850 to put rip-rap in zone that feeds into the pond. The truck would drive into the area to dump directly in the location but we would have to agree they were not liable for damage to the curb. Tabled for further discussion and vote.

Meeting adjourned 6:25 PM

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January 11, 2024

650 Sun Temple Dr.

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Call to Order at 6:25 PM by out-going President Chris Hines.

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

-Monthly meeting held per section 6.06 of the Bylaws

-Secretary duties performed by Susan Landgraff

Budget report:

- a. Reviewed receipt of annual dues. There are 10 homes that have not paid their annual dues. Susan will confirm that past due notices have been sent.
- b. With regards to unpaid dues and fees for REDACTED, Shawn will request that Hughes Properties send the bill to the new address.

Welcomed new Board member, James Lancaster.

1. Nominations and vote held for new Officers:

- a. Susan Landgraff nominated Shawn Miller for President, Russell Maine seconded. Shawn Miller accepted. Unanimous approval.
- b. Shawn Miller nominated Susan Landgraff for Vice President, Adam Mendez seconded. Susan Landgraff accepted. Unanimous approval.
- c. Shawn Miller nominated James Lancaster for Treasurer, Susan Landgraff seconded. James Lancaster accepted. Unanimous approval.
- d. Adam Mendez nominated Chris Hines for Secretary, Shawn Miller seconded. Chris Hines accepted. Unanimous approval.
- e. Chris Hines nominated Adam Mendez for ACC chair, Susan Landgraff seconded. Adam Mendez accepted. Unanimous approval.

2. Board communication accounts were updated with new member info and removal of old members.

3. Susan moved to change board meeting dates to the first Tuesday of each month, Chris seconded. Discussion. Unanimous approval. Location will remain 650 Sun Temple Dr. Madison,

AL 35758. Time will be 6:30pm. Board members agreed to waive requirement for individual meeting notices.

4. Austin Eschner has agreed to continue as webmaster. Unanimous approval by Board.

Old Business:

1. Discussed issues related to front entrance black split rail fence. Confirmed per plot map that fence is on homeowners properties. Adam requested comments from community. All those who responded said to remove or do what is most economical. Adam also spoke with 4 out of 7 of the houses along Powell. Those 4 reported being in favor of removal.

Chris made a motion for Adam to contact REDACTED for opinions on the fence, to get a cost estimate on fence repair/replace, and cost estimate on a tear down. James seconded. Unanimous approval.

2. Neighborhood seal contest: Info will go out in the newsletter and winner will be announced at the annual Homeowners meeting.

3. Gardening committee: Info on volunteer needs will go out in the newsletter. Committee will handle flowers for the front entrance with budgeted funds.

4. Reviewed parking issues: Susan made a motion to cease all notices regarding parking until further notice. Russ seconded. Unanimous approval. Shawn will contact Casey.

5. Adam created ACC procedures and protocols. He will email to all Board members. Board members will review for approval at next meeting.

6. Discussed Covenants and Bylaws edits and how to proceed with legal review prior to community voting. Shawn is still creating a document for comparing the two versions of the Covenants.

7. Discussed beautification of Phase 2 common area edges by the sidewalks around ditch overpasses at Gimlet and Bowdock. Adam will get a quote for fill dirt and removal of rocks.

New Business:

1. Shawn will contact Casey with Hughes about a new board meet and greet.

2. Annual Homeowner Meeting date: Thursday, March 7th at 6:30pm. Russ will reserve the church.

3. Susan will write the Newsletter and have ready for Board approval at Feb 6th meeting.

4. ACC updates: One ACC member resigned. Eric James Allen volunteered and is the new ACC member. Adam provided update on status of unpainted fences.

5. Chris brought up possible need for a community yard sale sign and to select an April and August dates. Will be discussed at Annual Homeowner meeting.

Susan motioned to adjourn, Chris seconded 8:18 PM. Unanimous approval.

Meeting adjourned 8:18 PM.