

Nature's Trail HOA

Monthly Board Meeting

February 6, 2024

650 Sun Temple Dr.

Madison, AL 35758

Called to Order at 6:31 PM by Vice President Susan Landgraff.

Attendance: Susan Landgraff (Vice President), Russell Maine (Board Member), Adam Mendez (Board Member), James Lancaster (Treasurer). Casey from Hughes Properties came to the Board meeting to meet the Board and answer questions.

Absent: Shawn Miller (President), Chris Hines (Secretary)

-Monthly meeting held per section 6.06 of the Bylaws

-Secretary duties performed by Susan Landgraff

Minutes from January 2024 were reviewed and approved.

Budget report:

- a. Reviewed receipt of annual dues. There are 8 homes that have not paid their annual dues. Past due notices are being sent by Hughes.
- a. With regards to unpaid dues and fees for REDACTED, Susan will send Casey the address for the owners in REDACTED so that the lawyer can continue the foreclosure process.

Old Business:

1. 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 they will not be liable for any possible damage to the curb. Adam made a motion to proceed with this project, Russ seconded. Unanimous approval - Adam will coordinate a date with Bama Dirt dependent on weather.
2. Annual Homeowners meeting will be March 7th at 6:30pm, newsletter was reviewed and changes suggested to include "hot topics" on ACC approval, fence removal, volunteer requests. Susan will edit and send out for approval and printing by Hughes.
3. Front entrance black split rail fence. Adam spoke with all houses along Powell/Bowdock, advised of fence status on their property, and all approved of removal. From January 2024 meeting - Adam still needs to get a cost estimate on fence repair versus replacement versus tear down.
4. Reviewed parking issues: Ideas suggested include limiting parking to a certain number of days in a certain time period, or allowing street parking if Hughes is notified ahead of time. These ideas will be considered as additions for the Covenants amendments vote.

Adam made a motion that Hughes send a notice of street parking violations but not a fine, James seconded. Vote 2-1.

5. Adam created ACC procedures and protocols. Susan requested that specifics be added to include how the ACC will make decisions on approving or denying requests that are not specifically addressed in the Covenants, i.e. fence stain color.
6. Reviewed the ACC approval process with Hughes/Casey.
7. Discussed Covenants and Bylaws edits and how to proceed with legal review prior to community voting. Shawn has created a document for comparing the two versions of the Covenants. Board members need to review. Tabled.
8. 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. James will give Adam a name suggested.

New Business:

1. REDACTED- Requested that Casey/Hughes to send them a violation letter for items on REDACTED.
2. Discussed ACC clarifying issues - Immediately after 90 day period of fence building, if fence is not painted/stained then \$50 fine will be assessed. Adam motioned, James seconded. Unanimous approval.

Adam motioned to adjourn, Russ seconded 8:07 PM. Unanimous approval.

Meeting adjourned 8:07 PM.