

Nature's Trail HOA

April 3, 2024

Held on MS Teams

Called to Order at 6:17 PM by President Shawn Miller.

Attendance: Shawn Miller (President), Susan Landgraff (Vice President), James Lancaster (Treasurer), Chris Hines (Secretary).

Absent: Adam Mendez (Board Member)

-Monthly meeting held per section 6.06 of the Bylaws

-Secretary duties performed by Chris Hines

Minutes from March 2024 were reviewed and approved.

Budget report:

- a. Reviewed receipt of annual dues.
- b. With regards to unpaid dues and fees for (REDACTED), has been paid in full
- c. A payment plan will be set up for (REDACTED) to be paid in full (\$250) by October 1, 2024 .

Old Business:

1. Board discussed the rip-rap that feeds into the pond, Adam will contact the vendor and have them proceed as soon as possible.
2. Parking issues: discussed during the review of the covenants.
3. Tabled for May Meeting: Adam created ACC procedures and protocols. Susan requested this be discussed in the next meeting, Chris Seconded and was tabled till the April meeting.
4. (REDACTED) and (REDACTED) will be sent notice of balances by USPS per by-laws
5. Discussed beautification of Phase 2 common areas. Requested that Adam present this at the next meeting, tabled for May Meeting.
6. Quote (\$1,200) for black fence removal was discussed, James will work with vendor and Hughes to start work.

New Business:

1. (REDACTED) will be sent a infraction warning about the install of a metal roof for back patio. In this warning they will be directed to submit an ACC request. Once this request comes in the ACC Chair will bring it to the meeting for discussion.
2. Warning letter will be sent to (REDACTED) for dumping mulch on curb.
3. It was discussed about some of the ACC requests regarding plants. Nature's Trail does not require ACC approval and it was discussed that the ACC will notify the homeowners of such.

4. Russ recommended Mike McKinney as his replacement and was approved by the board. Shawn recommended a 7th person. The board will figure out how to get another volunteer.
5. During the convents review 6.4 and 10.4 re-writes will need a more detail look by the lawyer. Shawn will engage Hughes and the lawyer.

Next meeting will be May 1st, 6:30pm at 650 Sun Temple Dr. Madison, AL 35758

Susan motioned to adjourn, Chris seconded 8:23 PM. Unanimous approval.

Meeting adjourned 8:23 PM.