

Nature's Trail HOA

Monthly Board Meeting

March 5, 2024

650 Sun Temple Dr.

Madison, AL 35758

Called to Order at 6:40 PM by President Shawn Miller.

Attendance: Shawn Miller (President), Susan Landgraff (Vice President), Russell Maine (Board Member), 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 February 2024 were reviewed and approved.

Budget report:

- a. Reviewed receipt of annual dues. There are 2 homes that have not paid their annual dues. Shawn will contact Hughes Property to remind them to mail past due notices per by-laws.
- b. With regards to unpaid dues and fees for one home, nothing has been reported back from Hughes.

Old Business:

1. Board discussed the rip-rap that feeds into the pond and proceed with this project once weather permits.
2. Yard Sale sign, Chris Hines presented findings to board to purchase a 3'x6' sign at \$49.63 total. Chris will submit to Hughes for reimbursement.



3. Parking issues: tabled till the April meeting.
4. Adam created ACC procedures and protocols. Susan requested this be discussed in the next meeting, Chris Seconded and was tabled till the April meeting.
5. Two homes will be sent notice of balances by USPS per by-laws
6. Discussed beautification of Phase 2 common areas. Requested that Adam present this at the next meeting, tabled.
7. Quotes for black fence removal was discussed, James will work on additional quotes, option one removal and option two cutting fence post at ground level.

New Business:

1. 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 be at April board meeting (April 1 @ 6PM). Chris will send a Teams meeting invite.
2. Chris asked if the board would like to host meetings on MS Teams. The board test this for the April meeting. Second by Russ, Unanimous approval.
3. Renewal for the website and domain were submitted by Austin Echsner for \$164.87. Second by Russ and unanimous approval. Email sent (3/5/2024) to Austin to proceed.

Russ motioned to adjourn, Susan seconded 8:21 PM. Unanimous approval.

Meeting adjourned 8:21 PM.