

Nature's Trail HOA

May 29, 2024 (June Meeting)

650 Sun Temple Dr.

Madison, AL 35756

Called to Order at 6:35 PM by President Shawn Miller.

Attendance: Shawn Miller (President), Susan Landgraff (Vice President), James Lancaster (Treasurer), Chris Hines (Secretary), Adam Mendez (Board Member) and Mike McKinney (Board Member).

-Monthly meeting held per section 6.06 of the Bylaws

-Secretary duties performed by Chris Hines

Minutes from May 2024 were reviewed and approved.

**Budget report:**

- a. Reviewed receipt of annual dues and expenses.
- b. The account for XXXXX is showing a \$550 balance on the CINC "Board Accounts Receivable" report. Shawn will email Casey to confirm where the final notice was mailed and to check if Hughes Property continues to inform the board about this action.

**Old Business:**

1. The board discussed the rip-rap delivery to the pond. Adam will contact the vendor on May 30 to confirm the delivery time for May 31. Chris will follow up with the Phase 3 model home about using "yellow" pads on the sidewalk to prevent concrete damage by dump trucks.
2. The ACC procedures and protocols document was moved by Susan and seconded by Chris. It was unanimously approved and will be published on the HOA website.
3. Shawn and James will coordinate with Hughes Property to sign new signature cards with the bank.
4. The Hughes ride-along with Casey is scheduled for May 31 at noon. Chris and Susan will attend.
5. Susan reported that as of May 29, 2024, Phase 1 common areas A and B have been transferred to Nature's Trail HOA. All common areas are now under HOA management.
6. The discussion on using violation fines to fund area beautification projects was tabled until the board reviews next year's budget.
7. Chris will draft the newsletter content to remind residents about the need to submit ACC requests and inform them that fines for violations will commence on May 1, 2024.

**New Business:**

1. The board will seek a new lawn care company that will also service the ditch and pond areas. Susan is tasked with contacting three companies for quotes.

Next meeting will be July 10<sup>st</sup>, 6:30pm at 650 Sun Temple Dr. Madison, AL 35758

Chris motioned to adjourn, Adam seconded 8:25 PM. Unanimous approval.

Meeting adjourned 8:25 PM.