

Nature's Trail HOA

May 1, 2024

650 Sun Temple Dr.

Madison, AL 35756

Called to Order at 6:30 PM by President Shawn Miller.

Attendance: Shawn Miller (President), Susan Landgraff (Vice President), James Lancaster (Treasurer), Adam Mendez (Board Member), Mike McKinney (Board Member via phone).

Absent: Chris Hines (Secretary)

-Monthly meeting held per section 6.06 of the Bylaws

-Secretary duties performed by Susan Landgraff (Vice President).

Minutes from April 2024 were reviewed and approved.

Budget report:

a. Reviewed receipt of annual dues.

b. A payment plan was offered to XXXXXXXX after the April 2024 meeting, to be paid in full (\$250) by October 1, 2024. James will check with Hughes Properties to determine the status of payments.

Old Business:

1. Board discussed the rip-rap that feeds into the pond. Adam reported Bama Dirt price increased from \$850 to \$885 and recommended bringing the rock in June due to more favorable weather at that time. A bobcat may need to be rented to move the rock if it cannot be poured directly on location. Susan motioned to move forward with the project for \$885. Mike seconded. Unanimous approval. Adam will contact Bama Dirt to schedule the delivery day.

2. Parking issues: Tabled.

3. XXXXXXXX was sent an infraction warning about the unapproved installation on their back patio. They have submitted an ACC request.

4. The mulch dumped on the curb by XXXXXXXXX is gone.

5. ACC procedures and protocols document discussed.

a. Members: Adam Mendez (Chair), Cameron Case, Eric Allen.

- b. Suggested additions - If ACC denies a request, it should be brought to the Board for review.
- c. Will need to ask Hughes Properties if the ACC submission tab options in CINC can be edited.
- d. Susan will email Casey from Hughes to schedule a ride-along to better understand how she does the neighborhood review.
- e. ACC term limits - Chair is voted on and approved by the Board yearly.
- f. Adam will edit and bring document to Board in June for review and vote.

5. Beautification of Common area D – tabled.

6. Black split-rail fence at neighborhood entrance was removed.

7. The Covenants review 6.4 and 10.4 re-writes will need to be reviewed by the lawyer before sending to Homeowners for vote. Shawn will engage Hughes and the lawyer.

New Business:

1. Discussed beautification of Phase 2 common area A. Ideas include grass, sod, trees; pavilion on a concrete pad with benches; fund for connecting neighborhood to future greenway. This project will be included in next year's budget, paid by fines collected so as not to increase annual dues.

2. Susan motioned that Homeowners who do not seek ACC approval prior to doing a project be charged a one time \$100 fee. Adam seconded. James amended the motion to charge a one time fee equal to the cost of the annual dues amount. Susan seconded.

Unanimous approval.

3. Bush hogging updates: Contractor from last year, Rowe Ragland, is no longer in business in our area. Discussed options for quickly finding a new contractor to complete the work. Shawn motioned that we move forward with the bush hogging by ALM if the quote is less than \$1000. Susan seconded. Unanimous approval. James will contact ALM to get a quote for bush hogging the ditches one time.

4. Adam will contact another local contractor to get a quote for landscaping and bush hogging.

5. HOA gmail password was updated. Board was reminded to email from their personal

account and cc the HOA gmail account for easier tracking.

6. Susan will follow-up on transfer of Phase 1 Common Areas.

7. Susan will contact Austin to request that HOA website be updated to add Mike McKinney and remove Russell Maine.

Next meeting will be Wednesday May 29th, 6:30pm at 650 Sun Temple Dr. Madison, AL 35758.

Susan motioned to adjourn, Adam seconded. Unanimous approval.

Meeting adjourned 8:30 PM.