

Nature's Trail HOA

July 10, 2024

650 Sun Temple Dr.

Madison, AL 35756

Called to Order at 6:33 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 June 2024 were reviewed and approved.

Budget report:

1. ALM has issued the July monthly bill. James will postpone payment until the end of the month to ensure that all work has been completed.

Old Business:

1. Susan has compiled a report on 8 Lawncare contractors. After review, the board has requested Susan to contact Eagle Masonry and Insulation with additional questions. The final approval vote will take place online within two weeks.
2. Chris will compose the newsletter content to remind residents about the requirement to submit ACC requests. Additionally, the newsletter will notify residents that fines for violations will begin on May 1, 2024.
3. Shawn will reach out to ALM regarding their performance on work within Nature's Trail.

New Business:

1. Susan will promptly reach out to Eagle Masonry and Insulation regarding the removal of the dead emerald green arborvitae and the treatment of bag worms affecting the adjacent emerald green arborvitae at the subdivision entrance. She will inform the board if the expenses exceed \$250.00, as previously authorized.
2. Shawn will respond to Hughes Property regarding the homeowner inquiry about a boat project, informing them that the board has no objections as long as it complies with current covenants.
3. Board members are assigned the task of reviewing and providing recommendations for addressing street parking. Following consultation with legal counsel, the board will vote on 2 to 3 options to present to homeowners at the September Homeowners meeting, as required by covenants, with notification provided via newsletter.

4. Chris motioned, James seconded, for Adam to explore and propose ideas for beautification at the entrances near Common Area B and C in Phase II.
5. Susan proposed, Chris seconded, and the board agreed to extend the property management contract with Hughes Property for another year. Mike will investigate other property management companies to ensure Nature's Trail receives the best value.

Chris will draft the upcoming newsletter covering the following topics and the Homeowners meeting:

- Homeowners voting on parking changes
- Updates to ACC fines
- Presentation of the approved Budget to Homeowners
- Lawncare changes

Potential dates for the homeowners meeting are September 12 as the primary option, with September 5 and 19 as alternate dates. Adam will coordinate with the Church to confirm the date.

Next meeting will be Aug7th, 6:30pm at 650 Sun Temple Dr. Madison, AL 35758

Chris motioned to adjourn, Shawn seconded 8:51 PM. Unanimous approval.

Meeting adjourned 8:51 PM.