

Nature's Trail HOA

September 4, 2024

Meeting Held 650 Sun Temple Dr.

Madison, AL 35756

Called to Order at 6:34 PM by President Shawn Miller.

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

-Monthly meeting held per section 6.06 of the Bylaws

-Secretary duties performed by Chris Hines

- Absent Adam Mendez and Mike McKinney

Minutes from Aug 2024 were reviewed and approved.

Budget Report:

1. We are awaiting the final bill from ALM for the Month of August.
2. The annual budget has been approved at \$200 per home. The FY25 budget will be presented during the homeowners' meeting.

Old business:

1. Adam reported via chat that no new proposals have been received for the ditch project. The discussion has been tabled until the next meeting.
2. Shawn will follow up with Hughes Property regarding the installation timeline for the additional covenant signs.
3. Susan will follow up with Eagle Masonry about planting a new Emerald Green at the entrance of Nature's Trail.
4. Chris proposed moving forward with the covenant rewrites to address street parking for legal review. Susan seconded the motion, and it was unanimously approved. Shawn will collaborate with Hughes Property to find a new lawyer for the review.
5. Chris Hines submitted a request through Hughes Property for Board approval for an exception to covenant section 6.23 to run a small business registered to his home address at 103 Nestrick Dr. Shawn conducted a vote, excluding Chris, and the exception was approved in July. This approval was inadvertently left out of the July meeting minutes and has been requested to be added to this month's minutes for documentation.
6. A homeowner sent a message regarding work on a boat. Hughes Property was unclear about the Board's guidance and will re-address the issue.

New Business:

1. A homeowner sent a message to Chris regarding a fine they received and paid. They also had questions about how often notices are sent out. The homeowner was refunded the fine after Hughes discovered that they had never notified the homeowner in the first place. Shawn will follow up with Hughes Property to ensure they are adhering to Nature's Trail notification procedures moving forward.

Next meeting will be Oct 8th, 6:30pm at 650 Sun Temple Dr. Madison, AL 35758

Chris motioned to adjourn, Shawn seconded 7:55 PM. Unanimous approval.

Meeting adjourned 7:55 PM.