

Nature's Trail HOA

November 20, 2024

Meeting Held Via Teams

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, Mike McKinney

-Monthly meeting held per section 6.06 of the Bylaws

-Secretary duties performed by Chris Hines

Minutes from Oct 2024 were reviewed and approved.

### **Budget Report:**

Funds were transferred to Money Market account on October 2, 2024

The Board has decided to grant a grace period until December 31, 2024, for homeowners to pay their 2025 HOA dues, due to Hughes Property Management not adhering to Nature's Trail bylaws. Shawn will communicate this decision to Hughes Property Management and remind them of their obligation to comply with the bylaws. Additionally, mailers will clarify that this grace period applies solely to 2025 HOA dues.

### **Old business:**

1. No new proposals have been received for the ditch project, so the discussion has been postponed until the February/ March 2025 meeting following the Aug 2024 board meeting decision of only doing Gimlet first to ensure success.
2. Susan will follow up with Eagle Masonry regarding the date for planting a new Emerald Green at the entrance of Nature's Trail.
3. 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 work with Hughes Property to find a new lawyer for the review.
4. For **redacted**, the board will hold a virtual meeting via MS Teams to discuss with Adam the guidance provided. Shawn will ask Hughes for clarification on the \$200 fine that was paid, as the first and second notices seem to address different issues. Chris will get a status update on 11/21/24 with pictures if possible then report to the board via Groupme.

### **New Business:**

During the November 2024 meeting, the Board filed the Beneficial Ownership Information Report (BOIR ID 50000008294117). Shawn will inform Hughes Property Management that this action has been completed.

Next meeting will be December 11, 2024 Via Teams meeting.

Chris motioned to adjourn, Shawn seconded 8:00 PM. Unanimous approval.

Meeting adjourned 8:00 PM.