

Nature's Trail HOA

October 8, 2024

Meeting Held 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), Mike McKinney.

-Monthly meeting held per section 6.06 of the Bylaws

-Secretary duties performed by Chris Hines

- Absent Adam Mendez

Minutes from Sep 2024 were reviewed and approved.

**Budget Report:**

Nothing to report

**Old business:**

1. No new proposals have been received for the ditch project, so the discussion has been postponed until the November meeting.
2. Shawn will follow up with Hughes Property regarding the installation timeline for the additional covenant signs and is awaiting an update.
3. Susan will follow up with Eagle Masonry regarding the date for 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 work with Hughes Property to find a new lawyer for the review.
5. The fine for REDACTED was waived due to the timing of the official notification sent to the homeowners. Shawn will inform Casey.
6. 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.

**New Business:**

1. The Election Notice will be mailed to homeowners, with nominations due by November 7, 2024. The board will hold a meet the nominees on November 14th. Mike will contact Julie to arrange the use of the Church on November 14th at 6:30 PM. Shawn will inquire with Hughes about the online voting feature in CINC. Chris will send the draft newsletter to the board for approval by October 9, 2024.

Next meeting will be November 14h, 6:30pm at the Church, if no nominees then we will meet at 650 Sun Temple Dr. Madison, AL 35758

Chris motioned to adjourn, Shawn seconded 8:17 PM. Unanimous approval.

Meeting adjourned 8:17 PM.