

Nature's Trail HOA Board Meeting

February 12th, 2025

6:00 PM at James' House

Adam M., Mike M., James L., Austin E., and Marion Myers (Hughes-Properties via TEAMS)

CALL TO ORDER

- Mike called a meeting to order at 6:10 PM after dialing Ms. Myers via TEAMS.

SUMMARY

- Initial meet and greet with new board members and Ms. Myers. Consisted of around the table introductions and roles each member is holding.

HUGHES PROPERTY UPDATE and Q&A

- Ms. Myers informed the Board that Hughes-Properties is in a transition phase between property managers but has assured the Board that no service interruptions will occur.
- Ms. Myers indicated that "drive-throughs" will commence in February throughout the community.
- Adam brought up automatic notifications to the ACC when input is placed into requests so the ACC has immediate notifications when action is necessary. Ms. Myers said she would look into this.
- The Board requested that Hughes-Properties give a notification to the Board when drive throughs will occur for situational awareness.
- James asked Ms. Myers about the misc. Office supply invoice and how that charge is typically broken down. Ms. Myers indicated that there are no inflationary expenses on the recording documents and all documents are mandatory which are filed in a storage location for appropriate amounts of time by law. Some documents require 3-5 years, while others require recordkeeping from 10 years up to a lifetime.
- Ms. Myers notified the Board that as of Jan 1 - All mass communication sent out to the entire community must be kept as a permanent part of the record.
- After a short discussion, the Board and Ms. Myers were satisfied and are looking forward to working with each other. Ms. Myers left the meeting.

OLD BUSINESS

- Adam made an excel tracker to keep the Board accountable for actions and to streamline actionable items. This is kept on Google Drive.
- Adam discussed the arborvitae project in the front of Natures Trail and gave a detailed run down of price per foot. The Board analyzed each scenario and voted on planting one 8' arborvitae for \$375.00 to replace the one killed by bagworms. Adam motioned for the action and the Board unanimously agreed.
- The Board decided to wait on incorporating FINCEN numbers until litigation measures are finalized in courts.
- Adam mentioned incorporating a Nature's Trail seal for the community and the Board decided to include that in the newsletter to get input from the community on which design Nature's Trail should use. This will be in the March newsletter.
- Bylaws and Covenant updates /changes will be one of the primary efforts of this Board.

NEW BUSINESS

Website

- Board discussed website improvements with Austin.
- Board asked about a method to incorporate voting elements within the website. Austin explained that there could be, depending on the complexities but recommended the use of CINC for voting.
- Board asked Austin if the FAQ's could be prominently displayed for ease of access and Austin instantly changed the website to reflect as such.
- Server and Domain invoices are due in the next couple of months, Austin will take care of this.
- Austin urged the continued use of communication channels to keep all informed.

ACTION ITEMS

- James will research how much CINC costs for adding a voting element.
- Mike asked Marion how to get Treasurer read-only rights to the bank account.
- Mike will follow up with Hayley to see if the JAN minutes have been published.
- Adam will discuss with the landscaper on planting Arborvitae at the front entrance.

CLOSING

- We will hold the next board meeting on March 20th at 6:30PM.

- The meeting ended at 7:41PM.
 - Mike McKinney: HOA Board President (Secretary out sick)