

Nature's Trail HOA Board Meeting  
January 8<sup>th</sup>, 2025 at 6:00 PM  
James' House

ATTENDANCE

- Adam M., Mike M., James L., and Hayley N.

CALL TO ORDER

- Adam called the meeting to order at 6:05 PM.

NEW BUSINESS

- New Board Positions - Positions and the rolls that each position would fulfill were discussed and voted on.
  - President – Mike McKinney
    - ♣ Nominated by Adam, seconded by James
    - ♣ Position includes delegating, point of contact with Hughes, running meetings
  - Vice President – Adam Mendez
    - ♣ Nominated by James, seconded by Mike
    - ♣ The position includes being “Second in command” to the president, and filling in when the president needs help
  - Treasurer – James Lancaster
    - ♣ Nominated by Mike, seconded by Hayley
    - ♣ The position includes creating and updating the community budget, and money market
  - Secretary – Hayley Norton
    - ♣ Nominated by Adam, seconded by James
    - ♣ The position includes writing meeting minutes for board meetings, community meetings, and the community newsletters.
  
- Board Meetings – Frequency and location
  - The board discussed the frequency in which to meet and unanimously agreed to meet monthly at James' house.
  - Discussion about inviting Shelli to our next board meeting was suggested. Mike agreed to reach out to her.

- Communications – Board members
  - Gmail password updated
  - GroupMe set up
  - Exchange of numbers and contact information
  
- Homeowner Meetings – Frequency and location
  - The board discussed the needs for the homeowners to hear from the board in person to communicate what is happening within the neighborhood.
  - Discussion about how many times a year this would be fair without having the meetings too frequently and becoming redundant was discussed.
  - The board unanimously agreed on a minimum of two community meetings throughout the year.
  - The neighborhood covenants were reviewed to check for compliance.
  - The location was discussed and will remain at the First Bible Church in Madison if it is still available.
  - Adam will poll the neighborhood to see what day of the week typically works best.
  
- Communications – Homeowners
  - Frequency of mailing a newsletter was discussed. Cost vs need for communication to homeowners was addressed.
    - ♣ Quarterly Newsletters are suggested.
    - ♣ First newsletter is scheduled to come out in March.
    - ♣ March newsletter needs to include the announcement of new board members and notice of the community HOA meeting.
    - ♣ Newsletter will also mention community issues and ask for suggestions.
      - Ditch Maintenance
      - Bush Hog Common areas
      - Speeding on Gimlet and Bowdock
      - Parking in the street and across sidewalks
    - ♣ Newsletter will also go over common homeowner violations.
      - Weeds, yard maintenance, trash can placement, street parking, mailbox maintenance, and submitting ACC requests for construction.

- o Webpage for the homeowners is run by Austin.
- o The board and Hughes Properties can also be reached by email when necessary.
  
- ACC 2025
  - o Adam was unanimously voted as chairperson.
  - o There are two additional volunteers that help review the ACC requests.
    - ♣ Cameron
    - ♣ Eric
  
- Current contracts
  - o Nate Lowe – Lawncare, Bushhog, Ditch, Entrance
    - ♣ \$835 per month
      - \$95 per cut with bush hog on common area
      - \$35 per cut with bush hog on common area
    - ♣ Arborvitae for front entrance
      - \$175 to be planted in spring.
      - We will verify the contract.
  - o Nationwide Insurance
    - ♣ Was previously checked to see if it was cheaper to pay yearly vs monthly and it was not.
  
- Current projects – throughout previous year
  - o Ditch sidewalk beautification.
    - ♣ Pushed until spring.
  - o Pond
    - ♣ Drainage
    - ♣ Bushhog
  - o Common Area A
    - ♣ Debris removal
    - ♣ Grass seeding
    - ♣ Pavillion
    - ♣ Walkway
  - o Access to Common area D
    - ♣ Boundary

- ♣ Walkway
  - o No solicitor signs.
  - o Implement block captains for each street.
    - ♣ Be a main spokesperson for the street.
    - ♣ Hand delivers letters to neighbors to reduce the cost of mailers.
- Bylaws & Convenances
  - o Articles of Incorporation & Bylaws
  - o Covenants & Restrictions
  - o We will discuss more about which things need to finish being amended next meeting and figure out where the holdup is occurring.
  - o Discussion about finding a new lawyer and how to go about it.

## VIOLATIONS

- REDACTED
  - o They were given a deadline to meet compliance by 10/15/2024 or would be issued a fine monthly until it was completed.
  - o They did not meet the 10/15/24 deadline and were issued a \$50 fine.
  - o The next deadline was met on 11/15/24 so the next fine was not issued.
  - o They have fully paid for their fines and have all documents submitted.
- REDACTED
  - o They were given a warning for weeds in their yard starting in May 2024
  - o They were fined in October and November 2024
  - o The homeowner told Hughes that they have a contract for weed services.
  - o If the homeowner can prove their contract the fines will be back dated.
  - o As of now they have not shown any documentation, so they will continue to accrue monthly fines until they fix the problem or prove they have a weed maintenance contract.

## ACTION ITEMS

- Mike-
  - o Look at covenants for "Highlights"
  - o Reach out to Austin
  - o Make an introduction to Hughes and ask about attending the next board meeting.

- o Call city about progress of walkway.
- James-
  - o Call Hughes and go over the budget.
  - o Ask about the attorney.
  - o Call Nate about the arborvitae.
- Adam-
  - o Change all passwords
  - o Contact Shelli about violations.
  - o Make an Excel spreadsheet for a tracker of action items.
- Hayley-
  - o Write meeting minutes
  - o Start working on the newsletter
  - o Review documents from the previous board.

## CLOSING

- We will hold the next board meeting on February 12<sup>th</sup> at 6PM.
- The meeting ended at 7:50PM.

Hayley Norton – Secretary