

July 2025 Meeting Minutes

Cadence **Monthly** ▾

Date: 16 July 2025

Participants: Mike M., Hayley N., Adam M.

Agenda

Opening Actions, Comments, Discussion

Old Business - Review Tracker

New Business

Summary and Close Out

Open Meeting - 6:03 pm

Old Business

- Common Area B: We are still seeking ideas to enhance the appearance of Common Area B. This action has been postponed until the next meeting, as no new ideas have been presented. It will likely be pushed further as the next meeting will focus on covenant change proposals.
- Front Entrance Signage: Results from our Facebook query to the community have come back. The majority of responses favored a change in the sign, selecting a bold look and design. The July newsletter notifies the community to respond with feedback by July 31st, 2025.

- Weed Spot Treatment in Front Near Signage: Weeds in the front appear to be eradicated. This action will be closed; the Board feels there is no need to pay for an additional spot treatment service.
- Common Area D Pathway: The homeowner in Nature's Trail Phase III is putting up a fence on their property. Adam will discuss with our homeowner if they have a plat or pin location for their property border. This will distinguish the Common Area D pathway.

New Business

- Covenant Language Change Proposal for Violations/Fines: Recent events have necessitated the need to review violations and fine timeframes. Current Covenant language is vague, and the Board has determined that clear and concise language is needed in order to help both the Board and Homeowners. Covenant language change proposals will be reviewed by the Board during the August Board meeting. The change proposal language will be in the September newsletter for the community to review, provide feedback, etc.

Close Out – 7:15pm

Action Items

- Mike will ask Hughes if they can add a simple “yes”, “no” questionnaire to their mass email.
- Adam will discuss with the homeowner near Common Area D to see if there is a chance they have a plat map or locations for property lines.
- The Board will review sections 6 & 10 of the covenants as well as make recommendations for violations and fines. The Board will agree on proposed changes during the August Board meeting and consolidate changes into one document. This will be added to the September

newsletter for community feedback. From there, the Board will send to Hughes for updating the covenants.