

**NATURE TRAIL HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**

Minutes of the Meeting, January 17, 2012

*Location:* 120 E. Main Street

*In Attendance:* Ronnie Swaine, Braden Ball, Eric Nickelsen, Jason Shook, John Carr,  
Karen Sindel, Neal Nash, Nikki Nash, Ken Jernigan, Rob Bell

**1. Meeting called to order by President Ronnie Swaine at 3pm.**

**2. Proof of Notice**

Ken Jernigan stated that a notice of this meeting was posted at the Lodge in accordance with the Bylaws and Statutory Requirements on January 12, 2012, by Dave Taylor.

**3. Approve Previous Minutes**

Karen Sindel made a motion to approve the minutes from the March 15, 2011 meeting, Eric Nickelsen seconded, all approved.

**4. Budget**

- **Review of 2012 proposed budget**

Eric Nickelsen made a motion to approve the proposed budget, subject to any major changes prior to the annual meeting; John Carr seconded, all approved.

- **Transfer of Funds to Reserves**

Rob Bell indicated there had been a previous motion at the 2011 meeting to transfer funds from the 'interest earning' operating account to the reserve account. The minutes didn't clearly reflect the intent of the board, so there was a request to restate the motion at the next meeting. The transfer of \$45,000 will make the reserve account fully funded over the 5 years the HOA has been established, covering an add on item for the pool, to the reserve budget.

Eric Nickelsen made a motion to transfer the \$45,000, Neal Nash seconded, all approved.

## **5. Nominating Committee for Board of Directors and Officers**

There are two terms expiring on the Board, Karen Sindel and Jason Shook. Ronnie Swaine appointed Nikki Nash, Neal Nash, and himself to the nominating committee to present candidates to the membership at the annual meeting.

## **6. New Business**

- **Landscaping**

- The spring planting season is rapidly approaching. In the past, annuals have been planted in the spring and fall adding color to the landscaping at the entrance in the lodge. Over the last several years, the resident deer have been eating the fall plantings. It has been decided to plant a year round shrub, such as lantana, that will save the HOA funds in the future.
- There are several oak trees in the front of the lodge that have not grown over the past 5 years, and continue to decline. Eric Nickelsen made a motion to spend up to \$1,000 to replace some of the trees, Karen Sindel seconded, all approved.
- There was discussion about things to do with the retention pond on Rose Mallow Dr, a highly visible pond at the end of Foxtail Loop. The BOD acknowledged that it needs some sprucing up, however, there are no funds allocated for this project at this time. Management will begin discussions with landscape contractors on options, as well as pricing. There will be a follow up meeting on this at a later date.

- **Reserve Study**

During the 2010 audit, the auditor recommended doing a reserve study to insure that appropriate amount of funds were being withheld. The cost to perform this study is approximately \$5,000 per Hatch, Mott, McDonald. Eric Nickelsen made a motion not to do the study in 2012, Karen Sindel seconded, all approved.

- **Additional Reserve Accounts**

As the HOA reserves grow, the BOD and management feel it is fiscally responsible to keep account balances below the FDIC insured limit of \$250,000 at one financial institution. Management requested that BOD approve a motion to allow new accounts to be open, as needed, to maintain this status. The new accounts require the signatures of the President and Treasurer to open. Neal Nash made a motion to give management the ability to open the accounts, as needed, with the President and Treasurer's approval and signatures. Karen Sindel seconded the motion, all approved.

- **Architectural Review Committee**

The current ARC committee consists of John Carr, Ronnie Swaine, and Neal Nash. The members have served on the ARC since 2007. The ARC is limited to 3 members, however, the need to transition to new members will be necessary over the next few years. Ronnie Swaine recommended that Steve Colony (resident) and Nikki Nash (resident/BOD member), sit in on ARC meetings to learn more about the process.

- **Sidewalks**

Per the Covenants and Restrictions of Nature Trail, each lot owner is required to place sidewalks on vacant lots in year 2014. This requirement was put in the CC&R's, assuming the subdivision would be substantially built out by then. Due to the overall economy and real estate market, that has not happened, we are probably at about 20% at the end of 2011. After much discussion, the BOD feels like it is important to change this until the neighborhood is approximately 70% built out. This will require an amendment to the documents, the HOA attorney is working on this. There will be more discussion on this as it progresses.

- **Annual Meeting**

The date of the annual meeting has been set for March 6, 2012.

## **7. Adjournment**

Ronnie Swaine moved to adjourn at 4:15pm, Neal Nash seconded, adjourned.