

# Nature Trail Homeowners Association

## Board of Directors Meeting, Tuesday, May 15, 2007

### Minutes of Board Meeting

The Board of Directors meeting took place at the Lodge, Nature Trail Subdivision on Tuesday, May 15, 2007 at 9:00 AM.

Board of Directors Present:

Ronnie Swaine, President & Director	John Carr, Treasurer & Director
Rob Bell, Association Manager & Director	Tony Tampary Director
Neil Nash, Secretary & Director	

Dave Taylor was in attendance representing Nature Trail Realty, Sales

Karen Sindel was in attendance as a Lot Owner.

President Ronnie Swaine called the meeting to order at 9:10 by welcoming members and stating that a quorum of the board of directors was present to conduct business. Proof of Notice was issued May 1, 2007 and posted on the Lodge doors.

Disposition of Previous Minutes was not discussed given the fact that this is the Board's first meeting.

Rob Bell gave all members a copy of the Nature Trail Budget Report. (See Attached)

Net Income balance as of April 07	\$ 82,974.43
Reserves April 07	\$ (43,345.50)
Balance	\$ 61,301.68

John Carr asked if Operating, Reserves, and Conservancy Funds are in interest bearing accounts. Rob Bell mentioned he is working with Whitney Bank and will report at next meeting.

Rob Bell said that once we receive all the bills for April and May there will be a better picture of maintenance expenses. Discussion was then started about the water bill for the main entrance. The water is currently with the ECUA and the need for a well might be forth coming. Dave Taylor mentioned that there was a leak at one time. Tony Tampary mentioned that management should check with ECUA so that they could monitor the bills and the amount used in order to receive a credit for a problem such as a leak.

Ronnie Swaine asked for the Manager's report:

Rob Bell stated that six houses have been approved by the ARB and to date everyone is abiding by the rules. There are 2 spec houses under construction. There is a need for a Key Pad Entry into the fitness room so that residents can access it 24 hours every day. The expense for that project should be \$1500-

2000. Neil Nash made a motion to fund the Key Pad project. John Carr seconds the motion. John then asked if there is money for this project. Rob then reported the "Wish List" that are requests from residents and management staff.

1. Storage Building to be built next to the lift station that will be a replica of the existing Lodge. The building will be 300 sq ft and Morette has given an estimate of 15K-20K.
2. Kubota Tractor to maintain walking paths and right-of-ways. Estimated cost for 25K this could be shared with Conservancy.
3. Key Pad for Fitness Room
4. Landscape improvements, Potting around pool area, Main entrance, Retention ponds
5. Full length Mirrors in Fitness Room
6. Additional outside furniture and Bar-B-Que Grills
7. Sound System inside and outside of Lodge

Gate Transmitters are now working. Bellsouth experienced line trouble on and off for two months, however, the problem seems to be resolved. If any Lot Owner continues to have problems please contact the HOA Management office at 944-3222.

Neil Nash asked about Budget for Landscape and mentioned there is a landscape meeting scheduled for 5/16/07. Ronnie Swaine shared that \$15K is budgeted for the entire year. Ronnie Swaine is meeting with Sprinkler contractor to address problems. F & N Landscaping will give an estimated cost of flower beds at the front, to enhance the overall appearance at the main entrance.

Neil Nash made a motion to move \$50,000 from the street light budget to a new Line item, to fund some of the items on the 'wish list.' The motion was seconded by John Carr. Prior to a vote, there was discussion regarding the sharing of expense with the Conservancy. Rob Bell stated that the Conservancy has funds to share in the expense of the Storage Building and Tractor. Both the HOA and Conservancy would benefit from these two items. John Carr questioned who would operate the tractor. The Nature Trail maintenance supervisor will be in charge of the tractor. John Carr stated it would be best for both associations to share in the expense. Call for a vote all were in favor of the motion. Motion passed.

What percentage will the HOA and Conservancy share? Neil Nash stated that the HOA has the opportunity to replace their money. Conservancy does not have same cash flow. Karen Sindel asked if the HOA could lease from the Conservancy. There is \$114,000 in Conservancy budget to spend, however, the needs of the HOA for these items will be much greater. John Carr suggested it run for a year and to keep logs. John Carr made a motion for a 70% HOA funding and 30% Conservancy split for funding these projects. Neil Nash seconded the motion. All were in favor and the motion passed.

The following were selected for Committee Chairpersons:

Finance Committee---John Carr, Neal Nash

Landscape Committee---Olivia Swaine

Social Committee---Tanya Young

The Board of Directors would like any Lot Owner interested in serving on the Board or on one of the committees, to please contact the HOA Management for additional information.

Architect Review Board meets every Tuesday 8:00 AM 120 East Main Street Suite- A.  
President Ronnie Swaine states that there are now 5 members of the Board of Directors. By-laws allow for 7. Karen Sindel was recommended for the Board. Ronnie Swaine suggests that this be voted on at the next BOD Meeting, since it was not on the agenda for this meeting.

#### Changing Restrictions

Ronnie Swaine said that garage sales and car ports should be addressed in the restrictions. This would take a ¾ membership vote.

There is a typo error on page 7 of the covenants and restrictions this needs to be corrected. Please read and make sure there are no more errors in these documents so that all of these matters can be addressed at one time.

Curved lots or pie shaped lots pose a problem with the County Land Development restrictions as far as Set Backs are concerned. John Carr asked Dave Taylor to check out which lots are affected and report back at the next meeting. Karen Sindel will go to the Board of Adjustments and see what can be done to resolve this issue. Scott Jennings to check with builders. Neil Nash said the developers need to do all that they can to resolve this issue. Ronnie Swaine stated that in order to change set back rules it must be approved by the Home Owners.

#### Legal Council

Discussion was brought up about hiring an attorney for the HOA. Check with several attorney's to see how much to have them on call and to attend the annual meeting. Braden Ball, Steve Ford, Richard Sherrill were all mentioned. Manager Rob Bell will check and report back at next meeting.

John Carr asked about E&O insurance for the HOA. He also wanted to know if the developers have completed everything that needs to be done in order to transition from developers to HOA members. Ronnie Swaine will request a letter from Allan Bookman stating that the roads have been conveyed to the HOA.

There being no further business the meeting adjourned at 10:10 AM