

**Nature Trail Homeowners Association, Board of Directors Meeting**  
Minutes of the Meeting, December 2, 2008

Location: Nature Trail Lodge

In attendance: Braden Ball, Rob Bell, John Carr, Toni Daly, Neal Nash,  
Eric Nickelsen, Ronnie Swaine, Karen Sindel, Tony  
Tampary

**1. Meeting was called to order at 10:00 a.m. by Ronnie Swaine.**

**2. Proof of Notice**

- Rob Bell stated that notice was e-mailed to residents on 11/18/08 in the E-News Update and posted at the Lodge on 11/20/08.

**3. Disposition of Previous Minutes**

- Eric Nickelsen made a motion to approve the Minutes of the BOD Meeting on 12/11/07. Tony Tampary seconded, Unanimous.

**4. Review of 2008 Year to Date Budget**

- John Carr suggested that footnotes be added to the budget for clarification on the following:
  - Capital Improvement items in the amount of \$25,000, which were approved at the 2007 HOA Annual Meeting. These items include a Lodge sound system, Lodge grills, street sweeper, front entrance lighting, front entrance well and irrigation system.
  - Repairs & Maintenance General is over budget. This is primarily due to right of way maintenance.
- Eric Nickelsen made a motion to approve the 2008 Year to Date Budget, Karen Sindel seconded, Unanimous.

**5. Manager's Report (Rob Bell)**

- Landscape improvements are planned for the retention pond on Saltgrass Drive West to enhance the aesthetics of the area.

- A 4 ft. split rail fence has been ordered for the secondary entrance. It will match the front entrance fencing & is necessary to prevent trespassers from driving around the second entrance.
- There were a couple lightning strikes this summer which caused computer and phone damage. Preventive equipment has been installed in order to avoid this happening in the future.
- The HOA audit by Saltmarsh, Cleaveland, Gund has been completed. Everyone agreed they were pleased with the format the report was presented in by Saltmarsh, Cleaveland, Gund.
- Rob Bell introduced Will Lambert and Tracy Bill of Vice Security. Tracy Bill discussed different options of protocol to use when granting gate access to Residents' Guests. Tracy discussed various scenarios used at other developments. It was decided at this time that no guest be permitted past 10:00 p.m. without calling the Resident. Rob Bell will discuss with the Residents' at his meet-and-greet, and a final procedure will be voted on at the HOA Annual Meeting in January 2008.
- Rob Bell stated a new pool regulation will be adopted soon, which will require a new filter guard to be installed. Price is not known yet. The filter guards are not yet on the market.
- Quality Cable damaged the road at H/6 while digging trenches for cable. They are working to repair.
- A discussion to work with Owners on payment options took place. The BOD stated that the HOA should do all they can to work with Owners who are having financial difficulties at this time, as long as the Owners are cooperative.
- Please report any homes under construction which are not maintaining the site during construction properly to Rob Bell. Overall, Builders are complying.
- Please remind any Builders / Owners that they must schedule a meeting to walk the property with the ARC before clearing any lots.
- There is an ongoing problem with hunting and trespassing in the subdivision. There hasn't been any evidence of recent hunting on the property, but it is hard to tell. It appears children of Bell Ridge may be playing on the property. Karen Sindel suggested placing No Trespassing/Hunting signs and Camera in Use signs around the property. Attorney Braden Ball agreed that this may deter problems.

## **6. Discussion**

- Election of Officers
  - A Nominating Committee shall be created to present nominations at the HOA Annual Meeting. Eric recommended Ronnie Swaine as Chairman, as well as Scott Jennings and Rob Bell. Unanimous.
  
- Request to Move Annual Meeting to January
  - The BOD approved Rob Bell's request to move the HOA Annual meeting from December (as it was in 2007) to January. This will allow a full calendar year budget to be reviewed. The BOD unanimously agreed to move the Annual Meeting.
  
- Security Procedures / Visitor Passes
  - The BOD unanimously agreed to security procedures below:
    - Prior to 10:00 p.m. Resident's Guests will be allowed entry. After 10:00 p.m. the Guard on Duty is required to call the Resident to grant entry. If a Resident wishes for a different procedure, they may notify the Guard, and instructions will be made in their file.
    - Vice Security is going to begin using color coded Visitor Passes. There will be about 6 different colors which will be used in a cycle for easy identification of expired passes.
    - A standard gate greeting will be created and posted in the Guard House. All Guards on Duty will be required to greet all Guests in the manner stated.
  
- Grounds / Landscaping / Trails
  - John Carr stated that overall the subdivision grounds looks great. The BOD agreed.
  - Ronnie Swaine stated that there are several dead trees which need to be dropped, especially in Block E. The BOD agreed that if the 2009 budget allows for it, this be taken care of.
  
- Lodge Rental Policy
  - The BOD agreed that the Lodge use for Owners' private parties is being abused. Several functions have been held where the Owner "sponsored" the function, but was not in attendance. In order to avoid excessive wear and tear, and to maintain the private feel of Nature Trail, the BOD has agreed to the following Lodge Rental Regulations:

- The Lodge is to be reserved only by Property Owners
  - If an Owner wishes to sponsor a function, they must still be present during the function. Also, a non-refundable \$500 use fee is to be collected (in addition to \$300 security deposit / cleaning fee). These funds will be used to maintain the Lodge décor.
  - No fund-raisers will be permitted.
- Vending Machines on Property
    - The BOD discussed placing vending machines at the Lodge, but the overall agreement was that was not necessary and would detract from the aesthetics of the Lodge.
  - Delinquent Accounts
    - Liens have been filed on 2 Properties. The BOD requested that attorney Braden Ball finalize these proceedings.
    - A letter to all delinquent accounts will be mailed out this week stating that Owners will have until December 31, 2008 to pay past dues with no penalty. Beginning January 1, 2009 a 10% late fee will be assessed and amenity privileges will be revoked.
    - The BOD has given Rob Bell authority to take necessary action against delinquent accounts. He will keep the BOD update on any actions.

**7. Meeting Adjourned at 11:25 a.m.**