

Nature Trail Homeowners Association, Annual Membership Meeting
Minutes of the Meeting, January 28, 2009

Location: Nature Trail Lodge

Board of Directors In Attendance: John Carr, Neal Nash, Eric Nickelsen, Karen Sindel, Ronnie Swaine, Tony Tampary

Additional Personal In Attendance: Braden Ball (HOA Attorney), Rob Bell (HOA Manager), Toni Daly (Asst. HOA Manager)

1. Meeting was called to order at 6:00 p.m. by Ronnie Swaine.

2. Establish a Quorum

- Toni Daly stated that a Quorum of the Members was present, with over 30% of Ownership accounted for via proxy or attendance.

3. Proof of Notice

- Rob Bell stated that notice was mailed to Owners on 1/13/09 and posted at the Lodge on 1/13/09.

4. Disposition of Previous Minutes

- Karen Sindel made a motion to approve the Minutes of the Annual Membership Meeting on 12/11/07. John Carr seconded, Unanimous.

5. Election of new Board Member / Officers

- Board Member
 - An Election Ballot was passed out to Members upon signing-in for the meeting, with Fredric Hileman, Sharon Santurri, and a write in nomination listed.
 - Rob Bell announced that Sharon Santurri wished to withdraw her name from the Ballot.
 - No floor nominations were received.
 - Fredric Hileman was elected by acclamation and was invited to sit with the Board of Directors.
- Officers
 - Tony Tampary made a motion to reinstate the current Directors. Karen Sindel seconded, Unanimous.

6. **Review Financials (2008-2009) Budget**

- Ronnie Swaine asked the floor for any questions about the 2008-2009 HOA Budget. No Questions were received from the floor.

7. **Manager's Report – Rob Bell**

- All Items approved at the 2007 meeting have been purchased / completed, including:
 - Grills
 - Street Sweeper
 - Lodge Sound System
 - Front Entrance Irrigation
 - Front Entrance Lighting
- Additional landscaping has been completed on Saltgrass Drive.
- The patio furniture cushions need to be recovered with outdoor material, such as Sunbrella.
- Fencing has been completed at the Secondary Entrance to prevent vehicles from driving around the gate into the Subdivision.
- The new security procedure is for the Guard on Duty to call Residents of Visitors after dark. This is at the Residents' request. Ronnie Swaine urged the Owners to please give the BOD feed back on the Security Company and recommendations for improvements.
- A new Lodge Use Policy for non-owners is now in place, as voted on at the BOD meeting in December. 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. Owners may still be held responsible for any damage occurred during function.
- Ronnie Swaine stated that work is in progress on the Trails. Several boardwalks have been constructed with more in the works. Also, plant identification signage is being posted on the Trails.

8. **Delinquent Account Status – Braden Ball**

- There are currently about 13-14 delinquent Owner accounts. 2 accounts are in foreclosure proceedings. Notices will be sent to the remaining Owners within the next week.

- Late Fees are being incurred. Owners will also be responsible for Attorney fees incurred.
- John Carr made a motion to revoke Owner facility privileges on any accounts 60 days or more delinquent. Karen Sindel seconded, Unanimous.

9. Open Discussion

- Sign Ordinance, as outlined in the Covenants and Restrictions
 - Ronnie Swaine has been approached by an Owner concerning the For Sale restrictions on vacant lots. It was suggested to him that the Covenants be amended to allow signage on vacant lots.
 - The Covenants may be amended by an instrument signed by three-fourths (3/4) of the existing owners.
 - John Carr stated that he disagrees with the idea of attempting to amend this covenant. He doesn't think it would be aesthetically pleasing to the Subdivision. He also doesn't think that 75% of Owners would be agreeable, and not worth the expense it would cost to vote.
 - Floor comments were made both for and against the sign ordinance. John Carr asked the Floor for a show of hands from Owners' who supported the idea of changing the sign ordinance. Three (3) of approximately forty (40) people raised their hands in support.
- Association Dues
 - An Owner asked if there are any adjustments possible to lower the association dues.
 - John Carr stated that in order to maintain the vision and integrity of NT as a private, guarded community with the amenities provided, such as the Lodge, landscaping, and road maintenance, a reduction in the dues would not be possible.

10. Meeting Adjourned at 6:55 p.m.