

Nature Trail Homeowners Association, Annual Membership Meeting
Minutes of the Meeting, February 2, 2010

Location: Nature Trail Lodge

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

Additional Personal In Attendance: Braden Ball (HOA Attorney), Rob Bell (HOA Manager)

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

2. Suspension of voting rights for accounts over 90 days past due.

- John Carr made a motion to approve, Karen Sindel seconded, Unanimous.

3. Establish a Quorum

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

4. Proof of Notice

- Rob Bell stated that notice was mailed to Owners on 1/15/10 and posted at the Lodge on 1/15/10.

5. Disposition of Previous Minutes

- Ronnie Swaine made a motion to approve the Minutes of the Annual Membership Meeting on 1/28/09. John Carr seconded, Unanimous.

6. Election of new Board Member

- Ronnie Swaine stated that Tony Tampary asked to be removed from the Board of Directors. The Board appoints Nicole Nash to replace him. John Carr made a motion to approve, Eric Nickelsen seconded, Unanimous.

7. Review Financials – Rob Bell

- 2010 Budget
 - Lower dues to \$845 per lot.
 - Worked with vendors to bring numbers down in security, landscaping and fitness equipment.

- Reduce management fee and not have an onsite person for the HOA as often.
- Consider waiving reserves for one year. This was not recommended by the Board, no motion made on this matter.
- Eric Nickelsen motioned to approve the budget, Karen Sindel seconded, Unanimous.

8. **Manager's Report – Rob Bell**

- Management asks Board to switch from Whitney Bank to BB&T because they offer online payments for dues. The deposits would then be handled by a 3rd party and would eliminate one step in the payment process. The price is \$7.14 per year per lot and would be absorbed by management unless a lot changes hands.
- The Lodge had a lot of use this year.
- Tree in the common area down on a Bell Ridge residents fence. Working with the owner to get it removed.
- Dave Taylor stated there are now 31 residents and two more homes have just broken ground making a total of 11 currently under construction.
- Secondary Entrance Gate –
 - Designed to breakaway but there is an option to switch to remote access in and out. Right now it's just remote in.
 - If the switch is made the gate has to be more fixed and not a breakaway which means if it does get broken then it is more money to fix.
 - Discussion about getting security cameras, cost of conventional gate and why have a second entrance – John Carr stated a conventional gate would be about \$25,000 and the county requires a second entrance because of the size of Nature Trail.
 - John Carr states the gate situation will be looked into further and brought up at the next board meeting.

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

- From last years delinquencies all but 3 have paid and 2 went into foreclosure.
- Rob Bell has given him a new list of current delinquencies and he is working to put pressure on them to pay and get caught up.
- Only about 3-3.5% of the owners are behind in their dues.

10. **New Business – Gregg Beck Sign Proposal**

- Ronnie Swaine stated Gregg Beck is suggesting for sale signs should be added to lots. Gives Gregg Beck the floor.
- Gregg Beck stated:
 - He did not have the votes to support his proposal, but wanted to get his point across regarding 'for sale' signs.
 - Suggests a 120 sq. in. sign advertising for sale.
 - The sign violations are selectively enforced.

- John Carr states that violations get corrected as quickly as possible and the plan from the beginning was to have a sales office and not have signs all over.
- Scott Jennings gave a report on lot sales according the MLS and Metro Market Trends. He also stated an owner doesn't have to go through Nature Trail Realty to sell their lot and there are 73 lots listed for sale in the MLS and most are listed through other brokers.
- Ronnie Swaine stated the guards keep a tally on people looking at the subdivision and it was 600+ in 6 months.
- Open comments/suggestions from the floor regarding signs:
 - One 'For Sale' sign per package allowed.
 - Place a 'For Sale by Owner' board in the sales office so people have the choice to sell their lots themselves.
 - List 'For Sale by Owner' lots on the website with the owner's contact information.
- Ronnie Swaine stated some of the suggestions may be workable but there haven't been comments supporting the 'For Sale' signs from a majority of the people in attendance so maybe it can be addressed again at a later date.

11. Meeting Adjourned at 7:05 p.m.