

**Nature Trail Homeowners Association, Annual Membership Meeting**  
Minutes of the Meeting, February 15, 2011

Location: Nature Trail Lodge

Board of Directors In Attendance: John Carr, Neal Nash, Eric Nickelsen, Karen Sindel, Ronnie Swaine, Jason Shook, Nikki Nash

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.**
  - Eric Nickelsen made a motion to approve, Neal Nash 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 1/31/11 and posted at the Lodge on 1/31/11.
- 5. Disposition of Previous Minutes**
  - Eric Nickelsen made a motion to approve the Minutes of the Annual Membership Meeting on 2/2/10. Karen Sindel seconded, Unanimous.
- 6. Election of new Board Member**
  - Ronnie Swaine stated that Fred Hileman asked to be removed from the Board of Directors. The Board appoints Jason Shook to replace him. John Carr made a motion to approve, Neal Nash seconded, Unanimous.
  - Karen Sindel head of the nominating committee, asked for a motion from the floor, Karen Sindel made a motion to approve, John Carr seconded, Unanimous
  - Braden Ball stated no votes necessary as there are 5 nominations and 5 spots available
- 7. Review Financials – Rob Bell**
  - 2011 Budget
    - No changes to the budget
    - Dues to remain the same at \$845 per lot

- Ronnie Swaine asked the floor if anyone sees any problems with the budget, Chris King asked about the legal fees and if the HOA was able to collect them from the owners who caused them, Braden Ball answered that there are opportunities to collect the funds back,

## 8. **Manager's Report – Ken Jernigan**

- Rob Bell explained Ken Jernigan will be giving the Managers Report. Rob will not be as involved in the day to day activities due to personal obligations during 2011.
- Management is currently getting bids to paint the Lodge and Fitness Room.
- Management is in the process of buying a modular box for the Fitness Room to input the codes used to access the Fitness Room which will cost around \$400, Rob Bell explained he has been using his personal laptop to enter the codes but the laptop is now expiring and will not be replaced.
- Secondary gate has been replaced and is fully operational. Owners need a remote to enter and exit the gate. Ronnie Swaine stated the back gate being closed for 3 months was an inconvenience, but once it was shut off the amount of vandalism and theft went down dramatically.
- Secondary Gate Entrance –
  - Has been replaced at a cost of approximately \$16,000
  - Fully operational and now requires a remote to enter and exit
  - Ronnie Swaine stated the back gate being closed for 3 months was an inconvenience but once it was shut off the amount of vandalism and theft went down dramatically
  - Chris King asked about security cameras, Ronnie Swaine answered that it was cameras in lieu of the gate but the BOD thought a gate was better and if something additional is needed at a later date it will be addressed
- Scott Jennings gave a sales report update
  - Lots sold in 2010
    - 516 total in Escambia County, 48 sold in Nature Trail or 9.3% market share
    - Patio lots average sale was \$37,700; 14% decline from 2009
    - Standard lots average sale was \$59,900; 12% decline from 2009
  - Active lot listings
    - 812 total lots for sale in MLS, Nature Trail has 90 or 11% of total supply
  - Houses sold in 2010
    - 7 total (\$250,000 - \$445,000)
    - Average sales price was \$355,000; 25% decline from 2009
  - Active House listings
    - 10 total (\$233,000 - \$489,000)
    - 3 pending house contracts

## 9. Delinquent Account Status – Braden Ball

- There are 10-12 problem accounts that are in various stages of collections – demand letters, liens, foreclosures – which is good for an association of this size
- Foreclosures are decided between the Board of Directors and Braden Ball
- An owner asked what is the percentage of the unpaid HOA dues, Braden responded it is just over 5% of the budget
- Ronnie Swaine stated it is a few people with multiple lots but Braden is on top of it and working to collect the outstanding HOA dues and legal fees

## 10. New Business

- Pool and Lodge Rules – open discussion
  - Ronnie Swaine stated the BOD has discussed this issue at length, there are a lot of opinions and they wanted to wait until this meeting to get comments from the owners. He also requested that the owners email or call the HOA with their comments and suggestions so when the BOD meet again in a month they will take everyone's comments into account, come up with a few choices and then let the owner's decide. The Association email address is [hoa@naturetrailpensacola.com](mailto:hoa@naturetrailpensacola.com).
  - **Problem:** Pool exceeding bathing load limit.
  - Ronnie stated we don't know how many are guests or if they are owners, we have to implement something that shows that person is supposed to be there
  - George Touart stated he thought the owner had to be there with their guests, BOD responded they are but it doesn't always happen
  - An owner stated he has been at the pool and spoken to others out there and they told him they are not owners but had been told to just go out there by a friend.
  - An owner suggested a code box be put on the gate just like at the fitness room and another owner suggested a electronic key fob to the pool
  - Ronnie Swaine stated a lifeguard was also suggested for the summer months
  - There is a podium that will be used in the 2011 season, all Owners must sign in and list at least one lot that they own.
  - **Problem:** Functions at the Lodge
  - Brian Thompson stated noise from the bands was a big issue as well as all the cars parked along the street and in front of houses. He also mentioned he and his child were almost hit by a truck while riding bikes when the driver of the truck was leaving a party and speeding

- Chris King asked the price of reserving the Lodge, Rob Bell responded there is a \$300 security deposit, \$75 of that is a cleaning fee and rest is returned
  - George Touart asked about revenue generated from the functions, John Carr responded the HOA does not make money from the functions
  - There was a discussion on how other communities like Nature Trail handle similar situations and Rob Bell responded they are having the same issues
  - An owner asked what other facilities charged to host functions, John Carr responded \$500 minimum
  - Bobby Cooley stated the Nature Trail Lodge was not designed to be a venue
  - An owner suggested limiting the number of people at each function and another owner suggested charging for each function and using that money to refurbish the Lodge as needed with new paint, etc.
  - An owner questioned what is the plan for when the subdivision gets bigger and there are a lot of families wanting to use the Lodge and pool at the same time, not for a function but just on any given day. Ronnie Swaine responded that there is expansion room and there will come a time when it will be necessary to expand
  - Karen Sindel stated it is not the BOD's intention to take the Lodge away as it is supposed to be an extension of your home
- Builder/Construction discussion
    - Ronnie Swaine stated there is trash and dirt around building sites and the HOA is staying on them to keep the sites up. He also reminded owners that silt fences have to be put up around building sites.
    - Neal Nash reiterated that in the new Architectural Guidelines having to have a silt fence and hay bales is part of the approval process
    - Brian Thompson asked if there is a set number of the same design a builder can build throughout the neighborhood. Ronnie Swaine answered that a builder cannot have the same house within 6 lots of each other.

**11. Meeting Adjourned at 7:30 p.m.**