

Nature Trail Homeowners Association
Annual Membership Meeting
December 11, 2007

Annual Membership Meeting Minutes

Call to Order

- Ronnie Swaine call the meeting to order at 5:30 pm

Board of Directors Present:

Ronnie Swaine, President

Eric Nickelsen,

Rob Bell, Association Manager

Tony Tampary

Neal Nash, Secretary

Establish a Quorum

- Rob Bell stated a quorum of the members was present to move forward with the meeting.

Proof of Notice

- Rob Bell stated that the Notice was posted at the Lodge on November 27, 2007. Letters were sent to all lot owners on November 27, 2007.

Disposition of Previous Minutes

- No minutes were presented given this was the first Annual Membership meeting.

Review of Financials/Managers Report

- Ronnie Swaine asked the floor for questions on the Year to Date 2007 Budget. With no questions they moved on.
- Rob gave his manager updates:
 1. Purchased patio furniture for around the pool which included 4 tables with umbrellas, 16 chairs, 6 chaise loungers, & 3 side tables.
 2. Purchased tractor for upkeep of retention ponds, trails, & right of ways.
 3. Transmitters for gates are working
 4. Lock on Fitness center for 24 hour usage – Owners needs PIN number to access. If you don't have a PIN number contact the HOA.
 5. Lodge Reservations – 11 Parties in December alone. Feedback has all been positive on usage. Contact HOA Management Office at 944-3222 to make reservations.
 6. Construction – 55 Lots sold this year. 22 plans for construction have been approved.

7. Conservancy Property – Hunting stand has been removed from property.
- Budget
 1. Surplus of funds for Street Lights. Surplus will decrease as lights are installed by Gulf Power. Lights are leased from Gulf Power. 32 Lights are already installed with 47 more on order.
 2. Additional lighting will be installed at front entrance.
 3. Boards of Directors have approved an expenditure of \$25,000 for Capital Improvements this coming year. These improvements will include: Street sweeper for tractor, Barb-a-que grills for patio for owners usage, sound system for lodge, well for guard house to reduce water bill, and 3rd island irrigation system.
 4. Many appliances are still under warranty. A better cost of maintenance & repairs of Lodge appliances will be seen in 2008.

Election of Board Member

- Ronnie made recommendation for Karen Sindel to join the Board of Directors.
- Braden Ball, HOA Attorney, ran election. Braden asked for other nominees from the floor. No other nominees. Braden moved to retain Board of Directors and to add Karen Sindel to the board. Tony seconds the motion. All present agreed and motion was passed.

New Business

- Homebuilders Dream Home will be completed and open in April. There will be a lot of advertisement and possible perspective owners.

Meeting was adjourned at 5:50 pm.