

Nature Trail Homeowners Association, Annual Membership Meeting
Minutes of the Meeting, Thursday, March 6, 2014

Location: Nature Trail Lodge

Board of Directors In Attendance: John Carr, Steve Colony, Neal Nash, Nikki Nash, Eric Nickelsen, Karen Sindel, Ken Custer

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

1. **Meeting was called to order at 6:02 p.m. by Steve Colony.**
2. **Suspension of voting rights for accounts over 90 days past due.**
 - Karen Sindel made a motion to approve, Eric Nickelsen seconded, Unanimous.
3. **Establish a Quorum**
 - Steve Colony stated that a Quorum of the Members was present, with over 30% of Ownership accounted for via proxy or attendance.
4. **Proof of Notice**
 - Steve Colony stated that notice was mailed and/or emailed to Owners on 2/17/14 and posted at the Lodge on 2/17/14.
5. **Disposition of Previous Minutes**
 - Karen Sindel made a motion to approve the minutes of the HOA Annual Membership meeting held on 3/5/13 and the Board of Directors Meeting held on 12/19/13. Neal Nash seconded, Unanimous.
6. **Budget – Rob Bell**
 - 2014 Budget review
 - Security increase – there will be an additional 8 hour shift added and cameras are being installed at the back gate
 - Dues will increase to \$970 per lot
 - Audit fee of \$10,000 – this was advised by the auditors to ensure the reserves are adequately being funded
 - Violation fees will go back into the capital improvement fund
 - HOA is responsible for installing sidewalks over the next 3 years and the cost will be approximately \$50,000
 - Karen Sindel made a motion to approve, Neal Nash seconded, Unanimous.
7. **Election of new Board of Directors Officers**
 - Five board members are up for reelection – John Carr, Neal Nash, Nikki Nash, Eric Nickelsen and Ken Custer who replaced Ronnie Swaine after he resigned in 2013

- It is the recommendation of the nominating committee that these five board members begin new three year terms
- Open discussion on how the nominating committee works, where to send information if someone is interested in getting on the board and current members staggering resignation to allow qualified candidates to be elected
- Braden Ball stated the directors are elected for three year terms per the HOA bylaws
- Neal Nash made a motion to approve, John Carr seconded, Unanimous.

8. **Manager's Report – Rob Bell/Ken Jernigan**

- Rob Bell reported:
 - Dues are proposed to increase to \$970/year or \$242.50/quarter
 - Pool has significant increase in use so it is recommended to allocate funds in the 2015 budget for preliminary design work for budgeting purposes
 - Security will be addressed in a separate meeting
 - Additional lighting at each intersection would be 21 lights and \$63,000 not including the monthly operating costs so it is recommended to prioritize the locations for future budgeting
- Ken Jernigan reported:
 - Reminder to all residents about keeping up their landscaping – mowing, edging, weeds in flower beds – and if they wish to make any landscaping changes it must have ARC approval
 - Reminder to all owners to sign in at the pool gate
 - The Lodge is in good shape. It is cleaned weekly and after each event and is being monitored for damage from events. The carpets are cleaned quarterly.

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

- Braden gave status updates on delinquent accounts
- Very few new delinquent accounts
- Approximately \$17,000 in outstanding debts
- Aggressive collection of these fees
- Continuing to enforce delinquencies through demand letters, liens and foreclosures

10. **New Business**

- Social Committee
 - Sherri Ziegler announced the scheduled upcoming events
- Open Forum
 - Reserve accounts and why the study is needed to ensure adequate funding
 - ARC meetings
 - Parade of Homes – walk the neighborhood and clean up
 - Rose Mallow project complete
 - Long term overnight parking on the street is not allowed

11. **Meeting adjourned at 7:23 p.m.**