

**Nature Trail Conservancy, Annual Board of Directors Meeting**  
Minutes of the Meeting, Tuesday, December 8, 2015

Location: Navy Federal Auditorium

Board of Directors In Attendance: Fred Hileman, Jim Durr, Richard Podemski,

Additional Personal In Attendance: Robert Bell (HOA Manager), Haley Crawford

**1. Meeting was called to order at 7:46 p.m. by Jim Durr**

**2. Proof of Notice**

- Notice was mailed to Owners on 11/23/2015 and posted at the Lodge on 11/19/2015.

**3. Disposition of Previous Minutes**

- Jim Durr made a motion to approve the minutes of the Conservancy Board of Directors meeting held on 12/2/2014. Fred Hileman seconded, Unanimous.

**4. Financials**

- 2015 Budget Review
  - Jim Durr reviewed the 2015 Conservancy budget.
  - Conservancy is funded through the sale/transfer of Nature Trail lots or homes and will be fairly moderate moving forward. Fees are \$250 per standard and \$200 per patio lot.
  - Many improvement projects for 2015 were suspended until 2016.
- 2016 Budget review
  - Amenities Committee would like to install trail markers and signs upon Conservancy Board approval prior to installation. UWF graduate students will mark the trails.
  - No particular project earmarked for improvement funds.
- Jim made a motion to approve 2016 Budget, Fred Seconded, Approved.

**5. Election of 2016 Officers and Board Members**

- Eric Nickelsen to resign as of December 31, 2015. Volunteers for the Board are requested.
- Officers and Members are to remain the same as 2015 including: Dave Taylor, President, Richard Podemski, Fred Hileman, Ronald Fowler, and Jim Durr.

**6. Trail Improvements Discussion**

- Possibility of stump removals and tree thinning
- Controlled burning of underbrush scheduled for 2016
- Trail Map with GPS coordinates to be developed for Welcome Package.
- Split rail fence marks the trail heads
- Discussed the possibility of installing fitness stations along the trail.
- Discussed the possibility of installing more benches.
- Discussed the idea of gravel being brought in to address erosion issues.
- Possibly install reflectors on the trail to aid the trail markers.

## 7. New Business

- Golf Carts not allowed on the Trail whether electric or gas powered.
  - Discussed the hazards of allowing motorized vehicles on the trail when pedestrians also using the same trail.
  - Discussed the maintenance issues of motorized vehicles causes increased erosion issues on the trail faster.
  - Discussed issues with not allowing vehicles on the trail which including access to the trail for children and elderly adults.
  - Discussed the idea of using the fire lane being cut through the Conservancy Area to allow for Golf Cart use only.
  - Discussed other options for Golf Cart use including: sectioning off part of existing trail and allow for seasonal usage.
  - No change to the No Motorized Vehicles Allowed on Trail policy. Once the new fire lane is installed, the Board will hold another meeting to discuss options for the golf carts.
- Fire Lane
  - Cutting fire lanes gives access to the property and compliments the Trail.
  - Fire lane can be connected to existing trail or create a new trail
  - Forestry Department mentioned that among many of the benefits of a controlled burn, it will also increase viability of wildlife and views.
  - Floor mentioned people having access via the fire lane, but this is the easement for IP Pipeline.
- Trail Issues
  - Floor discussed rattlesnakes on the trail. Nothing the Board can do about snakes.
  - Floor discussed runners having a beer party at Rose Mallow Way. If owners of the adjoining property have issues, call security.
  - Floor mentioned gun shots can be heard from Conservancy area. Shooting in the Conservancy area is prohibited as well as shooting from your home into the Conservancy area. Call the police if you feel threatened by gun shots.
  - Discussed dog park area of Conservancy which includes a camping area and picnic tables. This is a natural grasslands area.
  - Requested an electronic map of the trail.

## 8. Meeting adjourned at 8:37 p.m.