

# HIDDEN TRAILS COMMUNITY ASSOCIATION

## Board of Directors

## Minutes of Meeting

September 8, 2016

President Jerry Sleder called the meeting to order at 7:02 p.m. Directors in attendance were President Jerry Sleder, VP Danika Recore and Secretary/Treasurer Charlotte Kutilek. Also in attendance was Jennifer Figgers California Community Management. *Let the record reflect the meeting was held at 2245 East Valley Parkway, Escondido CA 92027.*

**APPROVAL OF MINUTES:** The July 11, 2016 Board of Directors meeting minutes were reviewed and unanimously approved.

**FINANCIAL:** The July 31, 2016 financial statement was reviewed and unanimously approved.

**ARCHITECTURAL:** The Board reviewed 2016 DRC log. *No Board action taken*

**SAFETY:** The City of Escondido, Management and SG Construction meet onsite to discuss speed solar sign locations, the City approved the two (2) locations. Due to the approximate cost of \$8,000.00 (speed solar signs, installation and permits) the Board unanimously approved to not proceed with the install and have requested that Management send an advisory ballot vote to the membership.

**LANDSCAPE:** The Board reviewed the 2016 Water Usage Report provided by Benchmark. The Board has requested that Management follow up with Benchmark on the proposal to remove the acacia in sections as it is a fire hazard.

### **NEW BUSINESS:**

1. The Board unanimously approved the proposal submitted by Green Horizons in the amount of \$2,200.00 to remove two (2) California Pepper trees that have lifted and are causing damage.
2. The Board discussed the frequency of the violation inspections and have agreed to go back to monthly inspections as some items have been missed.
3. The Board reviewed the draft August 2016 DRC Guidelines and after some modifications have agreed to send to the membership for the required 30 day review and comment period.
4. The Board unanimously approved to resend the email opt in form and give all owners who opt in a one-time credit of \$10.00. The credit will also apply to all owners who have already opted in.
5. The Board unanimously approved by acclamation to place a lien on the following account for delinquent dues: HT010 and HT242.

**OWNER FORUM:** Landscape, speed solar signs and violations.

**NEXT MEETING:** The Board of Directors meeting will be held: **October 18, 2016 at 5:30 P.M.**

There being no further business to come to the Board, the meeting was adjourned at 8:06 pm.

The minutes presented herewith are not intended to be verbatim transcription of the Board meeting held on the above date. The intent is to provide a synopsis of key points of discussion and to chronicle decisions and action taken by a quorum of the Board.