

HIDDEN TRAILS COMMUNITY ASSOCIATION

Board of Directors

Minutes of Meeting

February 27, 2017

President Danika Recore called the meeting to order at 6:04 p.m. Directors in attendance were President Danika Recore, VP Charlotte Kutilek and Secretary/Treasurer Jerry Sleder. 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 January 19, 2017 Board of Directors meeting minutes were reviewed and unanimously approved.

FINANCIALS: The December 31, 2017 – January 31, 2017 financial statement was reviewed and unanimously approved.

ARCHITECTURAL: The Board reviewed the 2016/2017 DRC log. *No Board action taken*

LANDSCAPE: The Board reviewed the 2016 water usage report provided by Benchmark Landscape. The following items were also reported irrigation running on slope behind 636 Ridgemont and weeds behind 664 Ridgemont.

UNFINISHED BUSINESS:

1. The Board unanimously approved the following paint color for the green wrought iron fencing: Sherwin Williams SW2810 Rookwood Sash Green, management to send specs to members.
2. Management awaiting final draft of revised Rules and Regulations, copies will be distributed to members once received.

NEW BUSINESS:

1. The Board unanimously approved to have Matthew Swain from Association Reserves attend the April 3, 2017 Board meeting to discuss updated reserve study and answer any questions.
2. The Board unanimously approved to have an engineer evaluate the DG path and provide replacement product recommendations. City Engineering department does not have an issue with the HOA replacing the DG with another product as long as the product is approved by planning.
3. The Board unanimously approved by acclamation to place a lien on the following account for delinquent dues: HT160 and HT286. In addition the Board unanimously approved to proceed with foreclosure on the following APN: 240-500-11-00.

OWNER FORUM: Violations not being descriptive, board issuing too many violations, landscape, drought restrictions and architectural matters.

NEXT MEETING: The Board of Directors meeting will be held: April 3, 2017.

There being no further business to come to the Board, the meeting was adjourned at 7:46 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.