

HIDDEN TRAILS COMMUNITY ASSOCIATION

The next meeting of the Board of Directors will held at **5:30 PM** on **February 27, 2017 at 2245 East Valley Parkway**

AGENDA

1. **Executive Session** – 5:30 p.m. (Board Members Only)
 - 1.1 Approval of January 19, 2017 executive meeting minutes.
 - 1.2 Foreclosure approval (*If Applicable*)
 - 1.3 Delinquent Members – Included for the Board’s review are various filings provided by the Associations Attorney, *no Board action required.*
 - 1.3.1 HT178 – Update
 - 1.4 Violation Log – Review violation log outlining letters from recent inspections sent to homeowners, along with any correspondence received. *No action required.*
 - 1.4.1 Hearing Notices
 - 1.4.2 Update DRC out of compliance letters Court
 - 1.4.3 HT10 - Small Claims Court
2. **President establishes a quorum and calls OPEN meeting to order (6:00 p.m.)**
3. Approval of January 19, 2017 meeting minutes.
4. Approval of December 31, 2017 – January 31, 2017 financial statement
5. Committees:
 - 5.1 Architectural – Included for the Board’s review is a copy of the 2016/2017 DRC log, *no Board action required.*
 - 5.2 Landscape – Review 2016 water usage report provided by Benchmark.
6. Unfinished Business
 - 6.1 Board to formally approve paint color for green wrought iron fence
 - 6.2 Schedule meeting date to approve draft Rules/Regs and Architectural Guidelines, copies will be distributed to all owners for the (30) day review and comment period.
7. New Business
 - 7.1 Matthew Swain from Association Reserves to attend April 3, 2017 meeting to discuss updated reserve study and answer any questions.
 - 7.2 DG path replacement / City correspondence
 - 7.3 Liens and/or foreclosure approvals (*If applicable*)
8. **Homeowner Discussion for topics not listed above – Time remaining**
9. Schedule next Board of Directors meeting date: April 3, 2017
10. Adjourn