

HIDDEN TRAILS COMMUNITY ASSOCIATION  
Board of Directors Minutes of Meeting

April 3, 2017

President Danika Recore called the meeting to order at 6:01 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.*

**EXECUTIVE SUMMARY:** Minutes, legal pre-lien policy “initial contact letter,” delinquency, pending fines for violations upheld and suspended. The Board unanimously approved to proceed with foreclosure on the following APN: 240-500-11-00.

**MINUTES:** The Feb. 27, 17 Board meeting minutes were reviewed and unanimously approved.

**FINANCIALS:** The Feb. 28, 2017 financial statement was reviewed and unanimously approved.

**ARCHITECTURAL:**

1. The Board reviewed the 2016/2017 DRC log. *No Board action taken*
2. HT187 - The DRC denied the owners revised application for landscape/hardscape improvements. After some discussion the Board unanimously approved the owners application as the improvements are compliant with the current guidelines.

**LANDSCAPE:** N/A

**UNFINISHED BUSINESS:**

1. Management awaiting final draft of revised Rules and Regulations, copies will be distributed to members once received. Draft to be opted at the May 22, 2017 Board of Directors meeting.

**NEW BUSINESS:**

1. The Board unanimously approved the draft 2017/2018 reserve study. Due to personal matters Matthew Swain from Association Reserves was unable to attend meeting. The Board has requested his attendance at the May 22, 2017 meeting.
2. The Board reviewed the geotechnical report for the DG Path provided by Applied Consultants. At this time the Board has tabled their discussion until they are able to discuss replacement options with Association Reserves.
3. The Board unanimously approved the proposal in the amount of \$1,050.00 submitted by Villard for the review and preparation of the May 31, 2017 income tax returns.

**OWNER FORUM:** Violations not being descriptive, board issuing too many violations and landscape.

**NEXT MEETING:** Budget 4/18/17 at 10AM, Board 5/22/17 at 5:30PM and Annual 6/26/17 at 6:00PM.

There being no further business to come to the Board, the meeting was adjourned at 7:33PM.

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.