

HIDDEN TRAILS COMMUNITY ASSOCIATION  
Board of Directors Minutes of Meeting

May 22, 2017

President Danika Recore called the meeting to order at 6:22 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, mediation request, delinquency, pending fines for violations upheld and suspended.

**MINUTES:** The April 3, 2017 Board meeting minutes were reviewed and unanimously approved.

**FINANCIALS:** The April 30, 2017 financial statement was reviewed and unanimously approved.

**ARCHITECTURAL:**

1. The Board reviewed the 2016/2017 DRC log. *No Board action taken*
2. The Board unanimously appointed Greg DeWindt to the Design Review Committee.

**LANDSCAPE:**

1. The Board reviewed the May 15, 2017 landscape walk through notes provided by Benchmark.
2. The Board unanimously approved to remove the fallen Pepper tree behind 383 HTR and cut the trees roots that are damaging owners fence at 3186 Sycamore Heights, cost not to exceed \$1,450.00 and vendor to be determined.

**UNFINISHED BUSINESS:**

1. At this time the Board has tabled their discussion on the DG path replacement options until they are able meet with Matthew from Association Reserves, meeting tentatively scheduled for July 2017.

**NEW BUSINESS:**

1. Due to the amount of comments, owner input and upcoming election the Board unanimously tabled approval of the Draft Rules and Regulations and have agreed that the newly elected Board can decide on how to proceed.
2. Due to the amount of comments, owner input and upcoming election the Board unanimously tabled approval of the Draft Architectural and Design Guidelines and have agreed that the newly elected Board can decide on how to proceed.
3. The Board unanimously approved by acclamation to place a lien on the following accounts for delinquent dues: HT234 and HT238.

**OWNER FORUM:** There were several owners present to discuss their dissatisfaction with the draft fine policy which doubles the fines. In addition the owners were upset about the volume of violation letters that were being sent. Other items were brought to the Board attention such as: Violations not being descriptive, landscape standards, fence paint home depot special, draft DRC and R&R documents were not properly redlined and clear enough for owners to see changes.

**NEXT MEETING:** Annual Members Meeting June 26, 2017, 6:00PM at 2245 East Valley Parkway.

There being no further business to come to the Board, the meeting was adjourned at 8:00 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.