

HIDDEN TRAILS COMMUNITY ASSOCIATION
Board of Directors Minutes of Meeting

July 31, 2017

President Jerry Sleder called the meeting to order at 6:04 p.m. Directors in attendance were President Jerry Sleder, VP Stacy McGuire and Secretary/Treasurer Mary Markov-Lytch. 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 assessment recover status report, delinquency, pending fines for violations upheld and suspended. A majority of the Board approved to proceed with foreclosure on the following APN: 240-441-04-00

MINUTES: The 5/22/2017 Board meeting minutes were reviewed and unanimously approved.

FINANCIAL: The 5/31/2017 – 6/30/2017 financial statements were reviewed and unanimously approved.

1st OWNER FORUM FOR ITEMS LISTED ON AGENDA: Owners made comments regarding homeless encampment, frequency of violation inspections, stronger fine policy, recent unapproved tree removals for emergency reasons and number of front yards with dead/dying lawns.

ARCHITECTURAL:

1. The Board reviewed the 2017 DRC log. *No Board action taken*
2. The DRC will review the candidate forms submitted and make recommendations to the Board. In addition the DRC requested that management no longer send incomplete applications.

LANDSCAPE:

1. The Board reviewed the 7/10/17 landscape walk through notes provided by Benchmark. The Board has requested that management obtain landscape maintenance bids.

UNFINISHED BUSINESS:

1. The Board will review the engineering report submitted by Applied Consultants along with their replacement options for the DG path. The Board will research the replacement options and notify management of top choices. In addition the Board has requested that management talk to legal regarding abandoning the easement for the DG path due to the cost of maintenance.
2. The Board unanimously approved the 5/31/2017 income tax returns prepared by Gregory Villard.

NEW BUSINESS:

1. The Board unanimously approved to proceed with the following Bylaw amendments: section 2.1 amending from three (3) directors to five (5) and section 2.3 eliminating cumulative voting.
2. The Board has requested that management talk to legal regarding immediate fine hearings for unapproved architectural modifications.

3. The Board unanimously appointed Bob Dunbar and Rand McGuire to the website committee.
4. Director Sleder made a motion to proceed with foreclosure on parcel #240-441-04-00. The motion was seconded by Mary Markov-Lytch and carried. Director McGuire opposed.

2nd OWNER FORUM: Owners made comments regarding the violations not being descriptive, landscape standards, landscape maintenance bids, simpler plant list and more plant species added to design guidelines and landscape drive through with Benchmark.

NEXT MEETING: Board meeting September 5, 2017, 6:00PM at 2245 East Valley Parkway.

There being no further business to come to the Board, the meeting was adjourned at 7:07 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.