

# ***HIDDEN TRAILS COMMUNITY ASSOCIATION***

The next meeting of the Board of Directors will held at **5:00 PM** on  
**July 31, 2017 at 2245 East Valley Parkway**

## **EXECUTIVE AGENDA**

### **1. Executive Session – 5:00 p.m. (Board Members Only)**

- 1.1 Approval of May 22, 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 Review Assessment Recovery Status Report request
- 1.4 Violation Log – Review violation log outlining letters from recent inspections sent to homeowners, along with any correspondence received. *Management to take updated log to meeting*
  - 1.4.1 Fine Hearing Notices
  - 1.4.2 HT102 – Owner requests extension to address lawn
  - 1.4.3 HT225/252 – Discuss dog attack / Action
  - 1.4.4 HT253 – Discuss / DRC approval required
- 1.5 Grove Owner - Discuss dog attack / Action
- 1.6 HT188 – Discuss neighbor to neighbor disputes / HOA jurisdiction

# **OPEN AGENDA**

2. **President establishes a quorum and calls OPEN meeting to order (6:00 p.m.)**
3. Approval of May 22, 2017 meeting minutes
4. Approval of May 31, 2017 – June 30, 2017 financial statement
5. **1st Owner forum for items LISTED on agenda only. In the interest of time in order to speak a “request to speak” form must be filled out (3 min per owner)**
6. **Committees:**
  - 6.1 Architectural – Included for the Board’s review is a copy of the 2017 DRC log, *no Board action required*
    - 6.1..1 DRC Volunteers – No volunteers / Deadline August 31, 2017
  - 6.2 Landscape – Included for the Board’s review is a copy of the July 10, 2017 walk through notes provided by Benchmark. Discuss landscape inspections
    - 6.2.1 Management awaiting bid to refresh mulch
    - 6.2.2 Discuss controlled use of landscape electric or gasoline blowers
7. **Unfinished Business**
  - 7.1 Review engineer report regarding DG path condition and replacement options
  - 7.2 Review (emailed) and sign May 31, 2017 income tax returns prepared by Gregory Villard
8. **New Business**
  - 8.1 Discuss Amendment of Bylaws section 2.1 (amend from 3 member Board to 5) and section 2.3 (cumulative voting) as recommended by the Associations legal counsel
  - 8.2 Due to many residents making modifications without DRC approval discuss amendment to Rules & Regs to impose immediate fine
  - 8.3 Discuss violation procedures
  - 8.4 Discuss Rules and Regulations
  - 8.5 Discuss HOA Website
  - 8.6 Discuss Homeless Encampment
  - 8.7 Discuss Newsletter
  - 8.8 Liens and/or foreclosure approvals (*If applicable*)
9. **2<sup>nd</sup> Owner forum for topics not listed on agenda (form not needed) – Time remaining**
10. Schedule next Board of Directors meeting date: \_\_\_\_\_
11. Adjourn