

HIDDEN TRAILS COMMUNITY ASSOCIATION
Board of Directors Minutes of Meeting

September 5, 2017

President Jerry Sleder called the meeting to order at 6:33 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, lawsuit letters for fines, pending fines for violations upheld, waived and suspended.

MINUTES: The July 31, 2017 Board meeting minutes were reviewed and unanimously approved.

FINANCIAL: The July 31, 2017 financial statements were reviewed and unanimously approved.

1st OWNER FORUM FOR ITEMS LISTED ON AGENDA: Owner made comments regarding residents not picking up after their pets, coyote/raccoon sightings, installation of additional pet stations, tree removals and east grove tree plan.

ARCHITECTURAL:

1. The Board reviewed the 2017 DRC log. *No Board action taken*
2. The DRC and Board would like to revisit the draft architectural and design guidelines for membership distribution.

LANDSCAPE:

1. The Board reviewed the 8/21/17 landscape walk through notes and 2017 water meter reading provided by Benchmark.
2. The Board unanimously approved the proposal submitted by Benchmark in the amount of \$4,817.00 to refresh 50 yards of mulch throughout the community.
3. The Board reviewed the proposal submitted by Landscapers USA. Management awaiting additional proposals.

UNFINISHED BUSINESS:

1. Management to obtain bids to replace the DG trail with stamped concrete. If vendors need exact stamped concrete style information vendors to contact Director McGuire.
2. Director Sleder made a motion to proceed amendment for issuing immediate fine hearing for unapproved architectural modifications. The motion was seconded by Director Markov-Lytch and carried. Director McGuire opposed
3. The Board reviewed the draft ballot amendment from HOA legal counsel for amendment of Bylaws section 2.1 (amend from 3 member Board to 5) and section 2.3 (cumulative voting) as recommended by legal counsel. Management to advise attorney of changes and schedule meeting for approval for membership distribution.

NEW BUSINESS:

1. The Board discussed violation inspection procedures and schedules. Director Markov-Lytch made a motion that all violation drive throughs must be conducted with management. The motion was seconded by Director Sleder and carried. Director McGuire opposed.
2. The Board unanimously approved to install additional pet waste bag stations throughout the community. The Board is to decide on locations and inform management.
3. Management informed the Board that the irrigation located next to the pump station is the responsibility of the association. Management to contact the water department to turn on the irrigation as the area is extremely dry and a fire hazard.
4. The Board unanimously appointed Steven Johnson to the website committee.
5. The Board unanimously approved by acclamation to place a lien on the following accounts for delinquent dues: HT031 and HT119.

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 October 16, 2017, 5:30 PM at 2245 East Valley Parkway.

There being no further business to come to the Board, the meeting was adjourned at 8:13 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.