

## ***HIDDEN TRAILS COMMUNITY ASSOCIATION***

The next meeting of the Board of Directors will held at **5:30 PM** on  
**September 5, 2017 at 2245 East Valley Parkway**

### **EXECUTIVE AGENDA**

1. **Executive Session – 5:30 PM (Board Members)**
  - 1.1 Approval of July 31, 2017 executive meeting minutes.
  - 1.2 Foreclosure approval (*If Applicable*)
  - 1.3 Delinquent Members – Review Assessment Recovery Status Report provided by Epsten Grinnell & Howell *no Board action required.*
  - 1.4 Violation Log – Review violation log outlining letters from recent inspections sent to homeowners, along with any correspondence received.
    - 1.4.1 Fine Hearing Notices
    - 1.4.2 HT003 – Owner request to not plant additional tree
    - 1.4.3 HT004 – Owner request to not plant additional tree
  - 1.5 Grove Owner – Copy of letter drafted by HOA legal counsel re: dog attack

# **OPEN AGENDA**

2. **President establishes a quorum and calls OPEN meeting to order (6:30 PM)**
3. Approval of July 31, 2017 meeting minutes
4. Approval of July 31, 2017 financial statement
5. Representative from Home Depot paint department will be present to discuss special hidden trails discount on all paint items.
6. **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 (2 min per owner)**
7. Committees:
  - 7.1 Architectural – Included for the Board’s review is a copy of the 2017 DRC log, *no Board action required* **Pgs. 27-28**
  - 7.2 Landscape – Included for the Board’s review is a copy of the August 21, 2017 walk through notes and 2017 water meter readings. Discuss landscape inspections
    - 7.2.1 Management awaiting bid to refresh mulch
8. Unfinished Business
  - 8.1 Discuss DG path replacement options
  - 8.2 Due to many residents making modifications without DRC approval discuss amendment to Rules & Regs to impose immediate fine
  - 8.3 Management awaiting 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
9. New Business
  - 9.1 Discuss violation drive through inspection schedule
  - 9.2 Discuss issue of residents not picking up after their pets and/or unleashed pets
  - 9.3 Review landscape proposal submitted by Landscapers USA
  - 9.4 Review and discuss East Grove Specific Plan for tree removals
  - 9.5 Management awaiting response from the fire department or City of Escondido re: the responsibility of the irrigation next to the pump station
  - 9.6 Liens and/or foreclosure approvals (*If applicable*)
10. **2<sup>nd</sup> Owner forum for topics not listed on agenda (form not needed) – Time remaining**
11. Schedule next Board of Directors meeting date: \_\_\_\_\_
12. Adjourn