

HIDDEN TRAILS COMMUNITY ASSOCIATION  
Board of Directors Minutes of Meeting

November 27, 2017

President Jerry Sleder called the meeting to order at 6:30 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 recovery status report, delinquency, violation matters, small claims court for fines and fine removal request.

**MINUTES:** The Oct. 16, 2017 Board meeting minutes were reviewed and unanimously approved

**FINANCIAL:** The Oct. 31, 2017 financial statement was reviewed and unanimously approved

**1<sup>st</sup> OWNER FORUM FOR ITEMS LISTED ON AGENDA:** Dislike of community message board and draft Architectural & Design Guidelines

**ARCHITECTURAL:**

1. The Board reviewed the 2017 DRC log. In addition the Board unanimously appointed Kathy Miller to the Design Review Committee as committee member McNair has resigned.

**LANDSCAPE:**

1. Park West to begin monthly maintenance landscape maintenance on December 1, 2017.

**UNFINISHED BUSINESS:**

1. The Board tabled discussion regarding the DG path replacement options as Management is awaiting proposals to replace with stamped concrete. Director Mary Lytch-Marcov to meet with Park West to discuss replacing some of the DG with landscape.
2. After reviewing owner comments and suggestions the Board unanimously approved the draft Architectural & Design Guidelines with minor grammatical errors corrected.
3. After reviewing owner comments and suggestions the Board unanimously approved the draft Fine Policy/Immediate "Fine Hearing" for unapproved architectural modifications as is, however, an addendum for clarification on what constitutes first offense, second offense, etc. and same violations vs different types of violations will be drafted and sent to the owners.

**NEW BUSINESS:**

1. The Board unanimously approved the installation of two (2) message boards by both entrances to the community. Management to verify sign height and report to Board. Management waiting to hear back from the City of Escondido regarding sign requirements.
2. The Board unanimously appointed to grant a variance to all owners with portable basketball hoops and allow them to store them upright in the driveway or backyard.

**2<sup>nd</sup> OWNER FORUM:** Violations, light out along fire access road, enforcement of parking on public streets, DRC guidelines to stringent and confusing.

**NEXT MEETING:** Board meeting November 27, 2017, 5:30 PM at 2245 East Valley Parkway.

There being no further business to come to the Board, the meeting was adjourned at 7:32 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.