

HIDDEN TRAILS COMMUNITY ASSOCIATION

The next meeting of the Board of Directors will be held at **5:30 PM** on
January 8, 2018 at 2245 East Valley Parkway

EXECUTIVE AGENDA

1. Executive Session – 5:30 PM (Board Members)

- 1.1 Approval of November 27, 2017 executive meeting minutes. **Pgs. 1-2**
- 1.2 Foreclosure approval (*If Applicable*)
- 1.3 Delinquent Members – Review Assessment Recovery Status Report provided by Epsten Grinnell & Howell *no Board action required*. **Pgs. 3-7**
- 1.4 Violation Log – Review violation log outlining letters from recent inspections sent to homeowners, along with any correspondence received. **Pgs. 8-29**
 - 1.4.1 Fine Hearing Notices **Pgs. 30-42**
 - 1.4.2 HT231 – Fine Hearings/Owner request to waive past fines **Pgs. 43-56**
 - 1.4.3 HT147 – Owner correspondence re: lawn violations **Pgs. 57-61**
 - 1.4.4 HT188 – Owner correspondence re: trailer on public road **Pgs. 62-63**
 - 1.4.5 Cease & Desist letter procedures/verification
- 1.5 Legal – Warning of lawsuit letters sent / next step small claims court for fines not paid
 - 1.5.1 HT010 – Authorization for investigator to attempt to locate and serve / Update
 - 1.5.2 HT178 – Updates

2. President establishes a quorum and calls OPEN meeting to order (6:30 PM)

- 3. Verify quorum obtained for ByLaw Amendments (146) needed – (64) ballots received
- 4. Approval of November 27, 2018 meeting minutes **Pgs. 64-65**
- 5. Approval of November 30, 2017 financial statement **Pgs. 66-94**
- 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 (3 min per owner)**
- 7. Committees:
 - 7.1 Architectural – Included for the Board’s review is a copy of the 2017 DRC log **Pgs. 95-96**
 - 7.2 Landscape – Rotation maps provided by Park West **Pgs. 97-98** →

8. Unfinished Business

8.1 Review proposal from Park West to convert entire DG trail to drought tolerant (\$141,628), Black Diamond replace DG with stamped concrete (\$238,158) and Park West replace DG with concrete sidewalk (\$212,168). Management awaiting additional proposals **Pgs. 99-106**

8.2 Review letter from Green Horizons re: tree removal/replacements **Pgs. 107-109**

9. New Business

9.1 Updates re: Safari Highlands Ranch **Pgs. 110-111**

9.2 Update community message boards, Management awaiting response from City

9.3 Liens and/or foreclosure approvals (*If applicable*)

10. **2nd Owner forum for topics not listed on agenda (form not needed) – Time remaining**

11. Schedule next Board of Directors meeting date: _____

12. Adjourn