

HIDDEN TRAILS COMMUNITY ASSOCIATION  
Board of Directors Minutes of Meeting

February 26, 2018

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 recovery status report, small claims court update, delinquency, pending fines for violations upheld and suspended. The Board unanimously approved to proceed with foreclosure on the following APN: 240-451-12-00.

**BYLAW AMENDMENTS:** It was reported that a quorum was not established as (76) ballots have been received, in order to obtain a quorum (146) ballots are needed. The Board has established a ballot collection committee to help obtain quorum for the ByLaw amendment. At this time owner Jim McNair has been appointed to the committee.

**MINUTES:** The Jan. 8, 2018 Board meeting minutes were reviewed and unanimously approved

**FINANCIAL:** The Jan. 31, 2018 financial statement was reviewed and unanimously approved

**1<sup>st</sup> OWNER FORUM FOR ITEMS LISTED ON AGENDA:** Dg trail replacement options extremely costly, replacing the DG Trail with drought tolerant landscape to save on costs, funds to pay for DG trail replacement, special assessment for DG trail and requesting the City assist in costs.

**ARCHITECTURAL:**

1. The Board reviewed the 2017-2018 DRC log. Committee member Chair Chris Duffey was present and gave the Board updates on the pending applications.

**LANDSCAPE:**

1. The Board reviewed the rotation maps and irrigation repairs completed by Park West Landscape.  
*No Board action taken*

**UNFINISHED BUSINESS:**

1. **DG Trail** - The Board reviewed the following proposals: Park West to convert entire DG trail to drought tolerant (\$141,628), Black Diamond replace DG with stamped concrete (\$238,158), Eagle Paving replace DG with concrete sidewalk with broom finish (\$224,540), Park West replace DG with concrete sidewalk (\$212,168) and Protec Building Services replace with colored concrete (\$215,653). Management to contact the City with the various replacement options for approval prior to sending required ballot to membership.

2. The Board reviewed the letter submitted by Green Horizons re: tree removal replacements at three (3) homes within the community. Per the arborist two (2) of the three (3) trees can be replaced. At this time all owners but one have complied, management to follow up on request.

**NEW BUSINESS:**

1. The Board unanimously approved the installation of two (2) message boards by both entrances to the community. Per Mike Strong with the City of Escondido Planning the message boards are not currently permitted per City code. However, freestanding signs are permitted. Mike Strong stated the City is currently in the process of updating the current code.
2. The Board unanimously approved to place a lien on the following account for delinquent dues: HT039 and HT 222.

**2<sup>nd</sup> OWNER FORUM:** Violations, Bylaw amendment, DG trail replacement costs, DG path repairs needed due to safety, reserve funding, water over budget and expenses.

**NEXT MEETING:** Board meeting March 27, 2018, 5:30 PM at 2245 East Valley Parkway.

There being no further business to come to the Board, the meeting was adjourned at 8:00PM.

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.