

HIDDEN TRAILS COMMUNITY ASSOCIATION

The next meeting of the Board of Directors will be held at **5:30 PM** on
February 26, 2018 at 2245 East Valley Parkway

EXECUTIVE AGENDA

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

- 1.1 Approval of January 8, 2018 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 (*management awaiting updated report*)
- 1.4 Violation Log – Review violation log outlining letters from recent inspections sent to homeowners. **Pgs. 3-17**
 - 1.4.1 Fine Hearing Notices & correspondence received **Pgs. 18-62**
 - 1.4.2 HT031 – Letter from owner request to waive past fine **Pgs. 63-64**
 - 1.4.3 HT269 – Letter from owner regarding landscape VIO and fine **Pgs. 65-70**
- 1.5 Legal – Warning of lawsuit letters sent / small claims court paperwork filed **Pgs. 71-76**
 - 1.5.1 HT178 – Review attorney comments and approve “Relief from Stay” **Pgs. 77-79**
 - 1.5.2 HT093 – Review correspondence from owner re: director boundaries **Pgs. 80-82**

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

- 3. Verify quorum obtained for ByLaw Amendments (146) needed – (76) ballots received
- 4. Approval of January 8, 2018 meeting minutes **Pgs. 83-84**
- 5. Approval of January 31, 2018 financial statement **Pgs. 85- 107**
- 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 2017-2018 DRC log and minutes from the January 6, 2018 DRC meeting **Pgs. 108-110**
 - 7.2 Landscape – Included for the Board’s review is a copy of the rotation maps and irrigation repairs completed **Pgs. 111-117**

Reverse →

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), Eagle Paving replace DG with concrete sidewalk with broom finish (\$224,540) and Park West replace DG with concrete sidewalk (\$212,168). Management awaiting additional proposals **Pgs. 118-126**
- 8.2 Review letter from Green Horizons re: tree removal/replacements all owners but one have complied **Pgs. 127-128**

9. New Business

- 9.1 Per Mike Strong with the City of Escondido Planning the message boards are not currently permitted per City code. However, freestanding signs are permitted. The changeable copy portion is what is restricted. Mike Strong is in the process stated the City is currently in the process of updating the current code **Pgs. 129-130**
- 9.2 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