

HIDDEN TRAILS COMMUNITY ASSOCIATION
Board of Directors Minutes of Meeting

March 29, 2018

Director McGuire called the meeting to order at 6:39 p.m. Directors in attendance were Stacy McGuire and 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*

BOARD REORGANIZATION: Due to director Jerry Sleder resigning, director McGuire made a motion to appoint Mary Markov-Lytch as president, director Markov-Lytch accepted. Director McGuire is now Secretary/Treasurer as required by Corp. Code §7213(a).

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 (89) 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 February 26, 2018 Board meeting minutes were reviewed and unanimously approved

FINANCIAL: The February 28, 2018 financial statement was reviewed and unanimously approved. The Board unanimously approved to review, possibly reallocate and restructure the reserve funds with the 2018-2019 draft budget.

1st OWNER FORUM FOR ITEMS LISTED ON AGENDA: Establishing a welcome committee would be beneficial to the community, this may help reduce the number of residents making architectural modifications without first obtaining approval from the DRC and go over some of the governing documents to answer any questions the new residents may have.

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. In addition Chris is scheduled to meet with Kathy Miller on Saturday, March 31, 2018 to go over the DRC procedures.

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 and management meet with Mike Strong (Assistant Planning Director) on March 22, 2018 to discuss the DG trail options drought tolerant vs colored concrete. Per Mike Strong an amendment to change to DG trail will have to be submitted to the City. There are two forms of the amendment "administrative" which is not difficult and "specific plan" which entails a longer process approximately 6 months as it has to go before the planning commission. At this time Mr. Strong does not know what amendment plan the HOA will be required to submit and will follow up with management. In addition it was discussed with engineering and planning that the cheaper route would be replacing the DG trail with drought tolerant landscape as colored concrete will add extra costs due to the involvement of the City's storm water division.

NEW BUSINESS:

1. The Board unanimously established a welcome committee. The committee will meet with new residents to go over various items such as DRC requirements, rules and regs, answer questions, etc. The Board appointed Charlotte Kutilek and Lindsay Berthiaume-Stone to the committee.
2. The Board unanimously approved the following actions due to account delinquency:
 - 2.1 Lien on H-T134
 - 2.2 Foreclosure on APN: 240-451-12-00

2nd OWNER FORUM: Bylaw amendment, DG trail replacement costs, possibility of special assessment for the DG Trail, special assessment requirements, reserve funding, common area landscape and updating HOA website to something user friendly.

NEXT MEETING: Board meeting May 17, 2018, 5:30 PM at 2245 East Valley Parkway.

There being no further business to come to the Board, the meeting was adjourned at 7:30PM.

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.