

HIDDEN TRAILS COMMUNITY ASSOCIATION

The next meeting of the Board of Directors will be held at **6:30 PM** on
March 29, 2018 at 2245 East Valley Parkway

EXECUTIVE AGENDA

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

- 1.1 Approval of February 26, 2018 executive meeting minutes. **Pgs. 1-2**
- 1.2 Foreclosure approval (*If Applicable*)
- 1.3 Board Qualifications / Positions **Pg. 3**
- 1.4 Delinquent Members – Review Assessment Recovery Status Report 2/20/18 provided by Epsten Grinnell & Howell (*management awaiting updated report*) **Pgs. 4-12**
- 1.5 Violation Log – Review violation log outlining letters from recent inspections sent to homeowners **Pgs. 13-25**
 - 1.4.1 Fine Hearing Notices & correspondence received **Pgs. 26-38**
 - 1.4.2 HT257 – Discuss unapproved paint colors **Pgs. 39-41**
 - 1.4.3 HT275 – Discuss unapproved landscape/meeting with director **Pgs. 42-45**
 - 1.4.4 RV Parking Restrictions **Pg. 46**
- 1.6 Legal – Small claims court dates scheduled/discuss correspondence **Pgs. 47-53**
 - 1.5.1 HT178 – Review attorney comments re: lender NOD **Pgs. 54-57**
 - 1.5.2 HT093 – Review correspondence from owner re: director boundaries **Pg.58**

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

- 3. Verify quorum obtained for ByLaw Amendments (146) needed – (89) ballots received
- 4. Approval of February 26, 2018 meeting minutes **Pgs. 59-60**
- 5. Approval of February 28, 2018 financial statement **Pgs. 61-84**
 - 5.1 Discuss reserve components / allocations and possibly restructuring **Pgs. 85-90**
- 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
Pgs. 91-92

7.2 Landscape – Included for the Board’s review is a copy of the rotation maps and irrigation repairs completed **Pgs. 93-97**

8. Unfinished Business

8.1 Discuss DG trial plan amendment options per discussion with City of Escondido Planning and Engineering **Pgs. 98-104**

8.2 Update both owners have now complied and have installed trees recommended by the arborist at Green Horizons **Pg. 105**

9. New Business

9.1 Discuss welcoming committee for new owners/tenants **Pg. 106**

9.2

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