

HIDDEN TRAILS COMMUNITY ASSOCIATION
Board of Directors Minutes of Meeting

July 30, 2018

President Mary Markov-Lytch called the meeting to order at 6:30p.m. Directors in attendance were President Mary Markov-Lytch, VP/Secretary Charlotte Kutilek and Secretary/Treasurer Lindsay Berthiaume. 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, foreclosure updates and approval on parcel #240-470-05-00, small claims court update, delinquency, pending fines for violations upheld and suspended.

BYLAW AMENDMENTS: It was reported that a quorum was not established as (139) ballots have been received, in order to obtain a quorum (146) ballots are needed.

MINUTES: The June 25, 2018 and May 21, 2018 Board meeting minutes were reviewed and unanimously approved with some corrections

FINANCIAL: The May 31, 2018 financial statement was reviewed and unanimously approved. The Board tabled approval of the June 30, 2018 financial statement as director Berthiaume is awaiting June and July invoices for review and will report her findings at the August 20, 2018 meeting

1st OWNER FORUM FOR ITEMS LISTED ON AGENDA: The owners present discussed the following: A lot of dead lawns hopes the Board is taking the necessary action, status on DRC applications 463/463/471 and status of NOC's not submitted by owners. In addition there were questions regarding the additional owner forums that the Board has agreed to hold when, where, time. The Board informed the owners that nothing has been scheduled as of yet and as soon as it is the owners will be informed.

ARCHITECTURAL: The Board reviewed the 2018 DRC log, *No Board action taken*

WELCOME COMMITTEE: The committee reported that they have met with the Design Review Committee and are in the process of making contact with the new owners

LANDSCAPE: The Board reviewed the rotation maps and irrigation repairs completed by Park West Landscape, *No Board action taken*

1. Management is awaiting proposals from Park West to replace the pump for irrigation controller B2, pump needs to be replaced by pump company due to pin hole leak cannot be repaired

UNFINISHED BUSINESS:

1. **DG Trail** - The Board meet with Mike Strong (Assistant Planning Director) onsite to discuss the DG trail options. Per Mike Strong the "specific plan" amendment would have to be completed in order to change out the DG trail. Director Kutilek made a motion to approve the proposal from California Earthcare in the amount of \$17,590.00 to remove and replace the DG trail with a five (5) year warranty with the condition that the DG trail is inspected and repaired on an annual basis in the amount of \$4,190.00. The Board unanimously approved Director Kutilek's motion. Director Kutilek will work with the City on the "specific plan" amendment for the future with the hope that the Board will replace the DG with drought tolerant plants while maintaining the HOA's reserve fund, thus avoiding a special assessment in the future.

Previous Proposals reviewed:

- 1.1 Park West repair/replace DG \$89,236.00 and California Earthcare repair/replace DG \$17,590.00. The Board has requested that management contact California Earthcare and ask if they could provide a five (5) year warranty with the condition that they are contracted for annual maintenance for a fixed annual cost.
- 1.2 Previously reviewed 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).

NEW BUSINESS:

1. The Board unanimously approved to move forward with foreclosure on parcel #240-470-05-00
2. The Board unanimously approved to meet with David Lynn from Morgan Stanley, management to follow up with Mr. Lynn for availability

2nd OWNER FORUM: The owners present discussed the following: Disapproval of Park West six (6) week rotation takes too long to get back to an area to address landscape issues, fire hazard left behind from the grove owners, irrigation issues by new plantings off Hidden View Lane and broken sprinklers behind Meadow Side Place.

NEXT MEETING: Members meeting September 24, 2018, 5:30 PM at 2245 East Valley Parkway.

There being no further business to come to the Board, the meeting was adjourned at 7:31PM.

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.