

HIDDEN TRAILS COMMUNITY ASSOCIATION
Board of Directors Minutes of Meeting

August 20, 2018

VP Kutilek called the meeting to order at 6:30 p.m. Directors in attendance were 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, violations, attorney correspondence, legal assessment recovery status report, small claims court update and delinquency and foreclosure updates. The Board unanimously approved foreclosure on APN 240-470-10-00

MORGAN STANLEY: The Board unanimously approved to open three (3) \$30,000 (total \$90,000) staggered CD's at Morgan Stanley to collect higher interest rate.

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. The Board will attempt to collect more than (146) ballots as a vote of (146) approvals must be received for amendment to pass.

MINUTES: The June 25, 2018 and July 30, 2018 Board meeting minutes were reviewed and unanimously approved with some corrections

FINANCIALS: The June 30 and July 31 financial statements were reviewed and unanimously approved.

1st OWNER FORUM FOR ITEMS LISTED ON AGENDA: No "Request to Speak" forms received

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

WELCOME COMMITTEE: Management provided the committee with the new owners list (1/1/2018-7/24/18). The committee reported that they have personally met with two (2) of the eight (8) new owners. Director Berthiaume will create new owner log in google docs.

LANDSCAPE: The Board reviewed the rotation maps and irrigation repairs completed by Park West. Director Kutilek attended the recent landscape drive through with Chris Ward and stated that the irrigation reports that state broken rotors does not mean the entire rotor it can mean pieces of it was repaired.

1. The Board unanimously approved the proposal by PW to replace the pump for irrigation controller B2 in the amount of \$3,423.00
2. Management to request proposal to install Campsis as a graffiti deterrent along the wall at Meadowside/Meadowcrest, test area before installing in other areas

UNFINISHED BUSINESS:

1. **DG Trail** – The Board previously approved 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. Due to the extreme heatwave the work cannot be completed until it cools.

NEW BUSINESS:

1. The Board reported that they filed complaints with the City of Escondido Fire Department “weed abatement” regarding the fire hazard left by the grove owners. As of August 20, 2018 the grove is now removing all the dead debris

2nd OWNER FORUM: The owners present discussed the following: Fire hazard left behind from the grove owners, fire hazard in the common area behind Hidden Trails Road, garage sale set for September 22, 2018, Safari Highlands Ranch (SHR), current evacuation plan and plan should SHR be approved, fire access road access, signage for common area stating “HOA meeting tonight,” possibility of neighborhood Christmas light competition and credit to Board for moving forward with DG trail replacement.

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 7:14PM.

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.