

HIDDEN TRAILS COMMUNITY ASSOCIATION

The next meeting of the Board of Directors will be held at **5:00 PM** on **August 20, 2018 at 2245 East Valley Parkway**

AGENDA

1. President establishes a quorum and calls OPEN meeting to order (5:00 PM)
2. David Lynn at Morgan Stanley present (speakerphone) to discuss laddering some of the reserve funds into a money market account to collect a higher interest rate **Pgs. 1-4**
3. Verify quorum obtained for ByLaw Amendments (146) needed – (102) ballots received
4. 2018 Hidden Trails Meeting Calendar **Pg. 5**
5. Approval of June 25, 2018 (corrected) and July 30, 2018 meeting minutes **Pgs. 6-8**
6. Approval of June 30, 2018 – July 31, 2018 financial statement **Pgs. 9-33**
7. **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)**
8. Committees:
 - 8.1 Architectural – Included for the Board’s review is a copy of the 2018 DRC Log **Pg. 34**
 - 8.2 Welcome Committee – Updates/Comments
 - 8.3 Landscape – Included for the Board’s review is a copy of the rotation maps and irrigation repairs completed (*No Action Required*) **Pgs. 35-42**
 - 8.3.1 Management awaiting proposal from Park West to replace the pump for irrigation controller B2, due to the pinhole leak and pump not working correctly
 - 8.3.2 Discuss installation of vines as deterrent along wall that divides the DG trail from homeowner along Hidden Trails Road due to recent graffiti **Pgs. 43-47**
9. Unfinished Business
 - 9.1. At the July 30, 2018 the Board approved the bid from California Earthcare to repair and replace DG \$17,590.00 with a five (5) year warranty with the condition that the DG trail is inspected and spot repairs completed on an annual basis in the amount of \$4,190.00. The Board is working with the City on a long term plan which will require a specific plan amendment to the East Grove Plan **Pg. 48**
10. New Business
 - 10.1 Liens and/or foreclosure approvals (*If applicable*)
11. **2nd Owner forum for topics not listed on agenda (form not needed) – Time remaining**
12. Next Board of Directors meeting dates: 9/24/2018 and 10/29/2018
13. Adjourn

1. **Executive Session – 6:30 PM (Board Members)**

- 1.1 Approval of June 25, 2018 (corrected) and July 30, 2018 executive meeting minutes **Pgs.49-52**
- 1.2 Delinquent Members – Review Assessment Recovery Status Report 7/18/18 provided by Epsten Grinnell & Howell (*No Action Required*) **Pgs. 53-62**
- 1.3 Violation Log – Review violation log outlining letters from recent inspections sent to homeowners (*No Action Required*) **Pgs. 63-76**
 - 1.3.1 HT099 – Unapproved garage door **Pgs. 77-78**
 - 1.3.2 HT257 – Owner extension request (Aug. 31, 2018) to finish paint **Pgs. 79-81**
 - 1.3.3 HT290 – Update on large bare slope **Pgs. 82-84**
- 1.4 Legal – Correspondence from HOA attorney David Kline re: exec committee **Pgs. 85-86**
 - 1.4.1 Small Claims Court Updates **Pgs. 87-88**
 - HT10 – Awaiting revised court date
 - HT60 - Court set for Aug. 22, 2018 / Settlement agreement signed update
 - HT92 – Court was set for July 24, 2018 / HOA prevailed awaiting court docs
 - 1.4.2 HT178 – Foreclosure update Pg. **89**
 - 1.4.3 HT222 – HOA Landscape/property dispute **Pgs. 90-95**