

HIDDEN TRAILS COMMUNITY ASSOCIATION  
Board of Directors Minutes of Meeting

September 24, 2018

VP Kutilek called the meeting to order at 6:30 p.m. Directors in attendance were President Mary Markov-Lytch , VP/Secretary Charlotte Kutilek and 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, fine hearings, attorney correspondence, legal assessment recovery status report, small claims court updates, delinquency and foreclosure update.

**BYLAW AMENDMENTS:** It was reported that a quorum was not established as (136) 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:** Director Kutilek made a motion to approve the August 20, 2018 Board meeting minutes with some corrections, director Berthiaume seconded, motion approved 6105

**FINANCIAL:** The August 30, 2018 financial statement was reviewed and unanimously approved. Management to research overage to SDGE

**1<sup>st</sup> OWNER FORUM FOR ITEMS LISTED ON AGENDA:** Park West ignoring important items and the large slope by mailbox off Oak Forrest/Oak Valley is not being attended too and it is a highly visible area that needs immediate attention. The Fire Department addressed the dead brush left by the grove owners and immediate action was taken as it was a fire hazard. Dislike of owner forum being held in conjunction with Neighborhood Night Out, meetings should be held separate. Welcome Committee scheduling NNO the same evening of the owners forum. Owners landscape in disrepair and the Board taking the necessary action in accordance to the governing documents.

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

**WELCOME COMMITTEE:** Management provided the committee with the new owners list (1/1/2018-9/13/2018). Director Berthiaume will create new owner log in google docs

**LANDSCAPE:** The Board reviewed the rotation maps and irrigation repairs completed by Park West.

1. The Board unanimously approved the proposal by PW in the amount of \$834.00 to install Campsis vines as a graffiti deterrent along the wall at Meadowside/Meadowcrest

**UNFINISHED BUSINESS:**

1. **DG Trail** – The Board previously approved the proposal from California Earthcare to remove and replace the DG trail. Work is scheduled to begin September/October.

**NEW BUSINESS:**

1. The Board unanimously approved the Welcome Committees suggestion to hold the NNO and owners forum on the same date October 6, 2018 as this may bring more participation. The Board reported clean up volunteers are needed for the event.

2. The Board unanimously approved to move \$100,000.00 from Union Bank MMKT and open an account with Morgan Stanley. The funds will be allocated as follows purchase of three (3) CD's \$30,000.00 each with staggered terms and \$10,000.00 to remain liquid in the MMKT.
3. The Board unanimously approved the following actions due to account delinquency:
  - 1.1 Liens on accounts: HT-058, HT-126, HT-134 and HT-238

**2<sup>nd</sup> OWNER FORUM:** Numerous amounts of irrigation repairs, can the sprinklers that have reached their life span be replaced to help save on costs such as water loss. When will the V-Ditches be cleaned as lots of them are filled with dirt and debris which can cause blockage with heavy rains. Can the V-Ditches be added to the current rotation maps provided by Park West. Request for detailed information on the violation budget variance, management informed all present there is no such report currently. Even with confidential information removed that type of report is not a part of the association records and per Civil Code 5200 is not a mandatory record that must be provided.

**NEXT MEETING:** Members meeting November 5, 5:30 PM at 2245 East Valley Parkway.

There being no further business to come to the Board, the meeting was adjourned at 7:24PM.

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.