

HIDDEN TRAILS COMMUNITY ASSOCIATION

The next meeting of the Board of Directors will be held at **6:30 PM** on **September 24, 2018 at 2245 East Valley Parkway**

EXECUTIVE AGENDA

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

- 1.1 Approval of August 20, 2018 executive meeting minutes
- 1.2 Delinquent Members – Review Assessment Recovery Status Report 8/16/18 provided by Epsten Grinnell & Howell (*No Action Required*)
- 1.3 Violation Log – Review violation log outlining letters from recent inspections sent to homeowners (*No Action Required*)
 - 1.4.1 Fine Hearing Notices
 - 1.4.2 HT099 – Correspondence from owner re: landscape & request to remove all fines associated with the landscape
 - 1.4.3 HT190 – Discuss next steps re: unapproved landscape
- 1.4 Legal Matters – Management awaiting response from legal council
 - 1.5.1 Small Claims Court Updates
 - HT10 – Court date set for 8:00am on Oct. 16, 2018
 - HT92 – Court was set for July 24, 2018 / HOA prevailed awaiting court docs
 - 1.5.2 HT178 – Foreclosure update
 - 1.5.3 HT222 – HOA Landscape/property dispute
 - 1.5.4 HT290 – Discuss disclosure agreement

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

- 3. Verify quorum obtained for ByLaw Amendments (146) needed – (136) ballots received
- 4. 2018 Hidden Trails Meeting Calendar
- 5. Approval of August 20, 2018 meeting minutes
- 6. Approval of August 31, 2018 financial statement
- 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
 - 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*)

8.3.1 Review proposal from Park West in the amount of \$834.00 to install vines as deterrent along wall that divides the DG trail from homeowner along Hidden Trails Road due to recent graffiti

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 work is scheduled to begin end of September beginning of October weather permitting.

10. New Business

10.1 Discuss combined Neighborhood Night Out and Homeowner Forum

10.2 Approve moving \$100,000.00 from Union Bank MMKT and open an account with Morgan Stanley. The \$100,000.00 will be allocated as follows:

- Purchase of three (3) CD’s at \$30,000.00 / staggered
- \$10,000.00 to remain liquid in MMKT / .15%-.50% interest vs Union Bank .05%

10.3 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: 10/29/2018 / Schedule future meeting dates

13. Adjourn