

HIDDEN TRAILS COMMUNITY ASSOCIATION
Board of Directors Minutes of Meeting

November 5, 2018

President Markov-Lytch 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 of 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 (137) 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 Board unanimously approved the September 24, 2018 meeting minutes

FINANCIAL: The September 30, 2018 financial statement was reviewed and unanimously approved.

1st 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 (9/13/2018-10/30/18).

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

1. The Board reviewed owner comments re: prohibited plants throughout the community including the retention basins. The board will inspect and discuss with Park West during the next landscape drive through.
2. Management to request bids to clean up the retention basins

UNFINISHED BUSINESS:

1. **DG Trail** – The Board previously approved the proposal from California Earthcare to remove and replace the DG trail. The project has been completed, director Kutilek completed a final inspection with James Doocey and approved the work completed.

NEW BUSINESS:

1. The Board unanimously approved to move forward with the website portal for an annual amount of \$300.00, this allows owners full access to account information payments, violations, etc.
2. The Board unanimously approved the following actions due to account delinquency:
 - 1.1 Liens on accounts: HT-010 and HT-058

2nd OWNER FORUM:

NEXT MEETING: Members meeting December 10, 2018 5:30 PM at 2245 East Valley Parkway.

There being no further business to come to the Board, the meeting was adjourned at 8:30PM.

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.