

HIDDEN TRAILS COMMUNITY ASSOCIATION
Board of Directors Minutes of Meeting

December 17, 2018

VP Kutilek called the meeting to order at 6:31 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 (138) 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.

PARK WEST: Chris Ward was in attendance to discuss the rising water costs and reported: The area experienced less precipitation in 2018 (9 " of rain) than in 2017 (17" of rain). Water rates will be increased 5.5% per year beginning March 2017 until March 2021. The first rate increase raised the cost from \$7.18 to \$7.48; the second in 2018 from \$7.48 to \$7.80; the third in 2019 will raise the rate from \$7.80 to \$8.13. The Board conducts regular on site inspections with Chris Ward and the next plan of action is to override the meter and cut the water usage back to 50% between January – February and 75% in March. In addition the Board unanimously approved to proceed with converting the sprinklers along Ridgemont as the sprinklers will be provided free of charge and PW will only charge for installation.

MINUTES: The Board unanimously approved the November 5, 2019 meeting minutes

FINANCIAL: The November 30, 2019 financial statement was reviewed and unanimously approved.

1st OWNER FORUM FOR ITEMS LISTED ON AGENDA: Concern with invasive plants and debris in the HOA maintained retention basins and the Board's plan of action as they need to be addressed immediately. Status of DG trail warranty repairs as there is lots of runoff.

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

WELCOME COMMITTEE: Management provided the committee with the new owners list (9/01/2018-10/30/18).

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

1. The Board tabled the proposals in the total amount of \$14,088.00 to address the retention basins. Director Kutilek will prepare flexible plan with proposals received.

UNFINISHED BUSINESS:

1. **DG Trail** – The DG trail was recently repaired however, due to the rains the product did not have enough time to cure which is the cause of the wash out. Per Mr. Doocy the DG Trail will be repaired under warranty when rain is not forecasted as it needs time to cure.

NEW BUSINESS:

1. The Board requested that management use the web portal message center to inform owners of violation inspections, meeting dates, etc. In addition the Board would like a survey sent to the residents regarding interest/participation in a March owner's forum.
2. The Board unanimously approved the following actions due to account delinquency:
 - 1.1 Liens on accounts: HT-153

2nd OWNER FORUM: The Board needs to hold the HOA to the same owner standards when it comes to common are landscape, basins, etc. At the monument there is no ground cover or mulch which is causing erosion that needs to be addressed. Due to the deficit in the budget a new budget should be completed prior to the new FYE. Date of owner forum and recommendation that the forum be held at the community center just like the HOA meetings in hopes of more owner participation.

NEXT MEETING: Members meeting January 30, 2019, 5:30 PM at 2245 East Valley Parkway.

There being no further business to come to the Board, the meeting was adjourned at 7:49 PM.

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.