

HIDDEN TRAILS COMMUNITY ASSOCIATION

The next meeting of the Board of Directors will be held at **6:30 PM** on
December 17, 2018 at 2245 East Valley Parkway

EXECUTIVE AGENDA

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

- 1.1 Approval of November 5, 2018 executive meeting minutes. **Pgs. 1-2**
- 1.2 Delinquent Members – Review Assessment Recovery Status Report 11/20/18 provided by Epsten Grinnell & Howell (*No Action Required*) **Pgs. 3-12**
- 1.3 Violation Log – Review violation log outlining letters from recent inspections sent to homeowners (*No Action Required*) **Pgs. 13-25**
 - 1.4.1 Fine Hearing Notices **Pgs. 26-44**
 - 1.4.2 HT021 – Correspondence sent to owner re: lawn violation **Pgs. 45-46**
 - 1.4.3 HT099 – Discuss garage door status **Pg. 47**
 - 1.4.4 HT190 – Update re: unapproved landscape **Pg. 48**
 - 1.4.5 HT229 – Owner requesting 6 month extension to address lawn **Pg. 49**
 - 1.4.6 HT257 – Update on unapproved paint colors, per owner VIO corrected **Pg. 50**
- 1.4 Legal Matters – Review correspondence from legal counsel re: City trail plan near Oak Valley Lane **Pgs. 51-55**
 - 1.5.1 Small Claims Court Updates **Pgs. 56-60**
 - HT10 – HOA prevailed in small claims / Board approved wage garnishment
 - HT92 – HOA prevailed in court / Discuss update
 - 1.5.2 HT178 – Foreclosure / sale postponed to 01/04/2019
 - 1.5.3 HT290 – Discuss disclosure agreement **Pgs. 61-69**
 - 1.5.4 Legal Updates **Pg. 70**

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

3. Verify quorum obtained for ByLaw Amendments (146) needed – (137) ballots received
4. Chris Ward from Park West Landscape will be present to discuss various landscape issues which include items noted in section 9
5. Review and approve 2019 Hidden Trails Meeting Calendar (Jan-April) **Pg. 71**
6. Approval of November 5, 2018 meeting minutes **Pgs. 72-73**
7. Approval of November 30, 2018 financial statement **Pgs. 74-95**

8. **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)**
9. Committees:
 - 9.1 Architectural – Included for the Board’s review is a copy of the 2018 DRC Log **Pg. 96**
 - 9.2 Welcome Committee – Updates/List of Units Sold from 9/1/18 – 10/30/18 **Pgs. 97-98**
 - 9.3 Landscape – Included for the Board’s review is a copy of the rotation maps and irrigation repairs completed (*No Action Required*) **Pgs. 99-106**
 - 9.3.1 Review comments from Park West re: invasive plants **Pgs. 107-108**
 - 9.3.2 Discuss flexible plan to restore detention basins
10. Unfinished Business
 - 10.1 Discuss DG trail warranty repairs due to recent rains **Pgs. 109-110**
11. New Business
 - 11.1 Comments website portal
 - 11.2 Liens and/or foreclosure approvals (*If applicable*)
12. **2nd Owner forum for topics not listed on agenda (form not needed) – *Time remaining***
13. Next Board of Directors meeting dates: _____
14. Adjourn