

HIDDEN TRAILS COMMUNITY ASSOCIATION  
Board of Directors Minutes of Meeting

January 30, 2019

President Markov-Lytch called the meeting to order at 6:15 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 updates.

**BYLAW AMENDMENTS:** It was reported that a quorum was not established as (133) 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 amendments to pass.

**MINUTES:** The Board unanimously approved the December 17, 2018 meeting minutes

**FINANCIAL:** The December 31, 2018 financial statement was reviewed and unanimously approved.

**1<sup>st</sup> OWNER FORUM FOR ITEMS LISTED ON AGENDA:** Several owners expressed their concerns with the amount of water being used, rates and the HOA having to cover the expense by borrowing from the reserve account. Some of owners present requested swift action on addressing the water overage as they felt the Board did not take swift action. Status of the proposed landscape committee and who are the appointed members. A few owners were concerned 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. One previous Board member was under the impression the detention basins were included with the landscape contract dating back to Benchmark Landscape.

**ARCHITECTURAL:** The Board reviewed the 2018-2019 DRC log, *No Board action taken*

**WELCOME COMMITTEE:** Management provided the committee with the new owners list (11/1/18-1/24/19). The committee reported that they will attempt to reach the new owners in hopes of obtaining additional ballots for the ByLaw Amendment.

**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. The Board requested management obtain a proposal from Park West to remove all the volunteer vegetation and fast spreading/fire hazard grasses from all (7) basins.

**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. The repairs were scheduled for 1/31/2019 and 2/5/2019 but once again due to rain the repairs have to be postponed.

**NEW BUSINESS:**

1. The Board unanimously approved to establish a landscape committee to help monitor the water usage on a weekly basis to help reduce water usage. The committee members appointed are: Jim Tomasulo (chair), Victor Nunez, John Tompson, John Muna and Howard Cottam.
2. The Board unanimously approved the following actions due to account delinquency:
  - 1.1 Liens on accounts: HT-258

**2<sup>nd</sup> OWNER FORUM:** Installation of additional dog stations throughout the community. Installation of the smart irrigation clocks were great in the beginning when were they installed and what has changed. Status of street sweeping as the City has not been completing. Owners responsibility to maintain the sidewalks. Concern of the large (3) Peppertrees along HTR and Meadowside.

**NEXT MEETING:** February 25, 2019, 5:30 PM at 2245 East Valley Parkway.

There being no further business to come to the Board, the meeting was adjourned at 7:33 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.