

HIDDEN TRAILS COMMUNITY ASSOCIATION
Board of Directors Minutes of Meeting

February 25, 2019

President Markov-Lytch called the meeting to order at 6:00 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 January 30, 2019 meeting minutes

FINANCIAL: The January 31, 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. Status of DG trail warranty repairs due to safety issues.

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

WELCOME COMMITTEE: Management reported no units sold since (12/26/2019)

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 additional bids

UNFINISHED BUSINESS:

1. **DG Trail** – The DG trail was recently repaired however, once again due to the rains the product did not have enough time to cure which is the cause of the wash out. The Board would like the repairs to be scheduled at the end of March and would like to walk the trail with the landscape committee prior to repairs.

NEW BUSINESS: The Board unanimously approved a liens on the following accounts: **N/A**

2nd OWNER FORUM: There was discussion on outstanding violations that have been reported, water meter located at 399 ½ Oak Valley Lane that ha not been used, candidates needed for annual board election and agendas at meetings

NEXT MEETING: March 25, 2019 (Owners Forum), 5:30 PM at 2245 East Valley Parkway.

There being no further business to come to the Board, the meeting was adjourned at 6:43 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.