

# ***HIDDEN TRAILS COMMUNITY ASSOCIATION***

The next meeting of the Board of Directors will be held at **6:00 PM** on  
**February 25, 2019 at 2245 East Valley Parkway**

## **EXECUTIVE AGENDA**

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

- 1.1 Approval of January 30, 2019 executive meeting minutes **Pgs. 1-2**
- 1.2 Delinquent Members – Review Assessment Recovery Status Report 2/5/2019 provided by Epsten Grinnell & Howell (*No Action Required*) **Pgs. 3-14**
- 1.3 Violation Log – Review violation log outlining letters from recent inspections sent to homeowners (*No Action Required*) **Pgs. 15-32**
  - 1.4.1 HT099 – Discuss garage door status **Pgs.33-34**
  - 1.4.2 HT190 – Update re: unapproved landscape **Pg.35**
  - 1.4.3 HT257 – Update on unapproved paint, per owner VIO corrected **Pg. 36**
  - 1.4.4 Review landscape violations submitted by owner **Pgs. 37-38**
- 1.4 Legal Matters –
  - 1.5.1 Small Claims Court Updates
    - HT10 – HOA prevailed in small claims update on collecting
    - HT92 – HOA prevailed in court / update and revised appeal date **Pgs. 39-40**
  - 1.5.2 HT178 – Foreclosure / sale postponed to 3/15/2019 **Pg. 41**
  - 1.5.3 HT290 – Discuss disclosure agreement **Pg. 42**

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### **2. President establishes a quorum and calls OPEN meeting to order (6:00 PM)**

- 3. Verify quorum obtained for ByLaw Amendments (146) needed – (133) ballots received
- 4. Review 2019 Hidden Trails Meeting Calendar (**May-June**) **Pg. 43**
- 5. Approval of January 30, 2019 meeting minutes **Pgs. 44-45**
- 6. Approval of January 31, 2019 financial statement **Pgs. 46-92**
- 7. **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)**
- 8. Committees:
  - 8.1 Architectural – Included for the Board’s review is a copy of the DRC Log **Pg. 93**
  - 8.2 Welcome Committee – Updates/List of Units Sold since 12/26/2018 / **N/A** **Pg. 94**

8.3 Landscape – Included for the Board’s review is a copy of the punch list, rotation maps and irrigation repairs completed (*No Action Required*) **Pgs. 95-97**

8.3.1 Review revised proposal to clean out, dispose of all debris and invasive plants in all (7) detention basins at discounted rate. Management awaiting proposal

8.3.2 Landscape Committee Updates / Water Meter Readings **Pgs. 98-100**

9. Unfinished Business

9.1 Discuss DG trail warranty repairs **AGAIN** due to recent rains **Pg.101**

10. New Business

10.1 Liens and/or foreclosure approvals (*If applicable*)

11. **2<sup>nd</sup> Owner forum for topics not listed on agenda (form not needed) – *Time remaining***

12. Next Board of Directors meeting dates: 3/25/19 (Owner Forum) and 4/22/19

13. Adjourn