

HIDDEN TRAILS COMMUNITY ASSOCIATION  
Board of Directors Minutes of Meeting

April 22, 2019

President Markov-Lytch called the meeting to order at 6:05 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 approval on APN: 240-441-04-00.

**BYLAW AMENDMENTS:** It was reported that a quorum was not established as (144) 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.

**LANDSCAPE:** Representatives from El Plantio were in attendance to discuss the landscape maintenance proposal they submitted. They informed all present that they have been in business for 60 years, family owned and local. Management inquired on after hour emergencies they reported that they do have after hour calls and procedures in place.

**MINUTES:** The Board unanimously approved the February 25, 2019 meeting minutes

**FINANCIAL:** The March 31, 2019 financial statement was reviewed and unanimously approved.

**1<sup>st</sup> OWNER FORUM FOR ITEMS LISTED ON AGENDA:** Update on executive matters that have been on the agenda for some time. The Board reported that action is being taken. There was concern on why Park West was being terminated it was reported that due to contractual matters this is an executive item that cannot be discussed.

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

**WELCOME COMMITTEE:** Management reported units sold since (1/24/2019)

**LANDSCAPE:** The Board reviewed the rotation maps submitted by Park West

1. The landscape committee reported to the Board that they met with several landscape vendors and after consideration are recommending El Plantio as their preferred vendor. The Board agreed with their recommendation and start date to be determined.

**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 is scheduled to walk the trail with the landscape committee and vendor prior to repairs.

**NEW BUSINESS:**

1. Liens - The Board unanimously approved a liens on the following accounts: HT060

2. Foreclosure – The Board unanimously approved to foreclose on APN: 240-441-04-00
3. The Board unanimously approved the proposal submitted by El Plantio in the amount of \$14,300.00 for landscape maintenance. This includes sprinkler replacement and replanting with no labor costs just material.

**2<sup>nd</sup> OWNER FORUM:** There were comments regarding the notice sent to all residents about candidates needed and failure to do so can result in the state appointing a receiver. It was asked why can't the HOA dissolve themselves and no longer be an HOA.

**NEXT MEETING:** May 23, 2019, 5:30 PM at 2245 East Valley Parkway.

There being no further business to come to the Board, the meeting was adjourned at 7:27 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.