

HIDDEN TRAILS COMMUNITY ASSOCIATION

The next meeting of the Board of Directors will be held at **5:30 PM** on
April 22, 2019 at 2245 East Valley Parkway

EXECUTIVE AGENDA

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

- 1.1 Approval of February 25, 2019 & March 25, 2019 executive meeting minutes **Pgs. 1-3**
- 1.2 Delinquent Members – Review Assessment Recovery Status Report 4/17/19 provided by Epsten Grinnell & Howell (*No Action Required*) **Pgs. 34-13**
 - 1.2.1 HT238 – Request for payment plan **Pgs. 14-15**
- 1.3 Violation Log – Review violation log outlining letters from recent inspections sent to homeowners (*No Action Required*) **Pgs. 16-35**
 - 1.3.1 Hearing Notice **Pg. 36**
 - 1.3.2 HT099 – Discuss garage door status **Pg. 37**
 - 1.3.3 HT190 – Update re: unapproved landscape **Pg.38**
 - 1.3.4 HT257 – Update on unapproved paint, per owner VIO corrected **Pg. 39**
 - 1.3.5 HT272 – Update on landscape completion **Pg. 40**
- 1.4 Legal Matters –
 - 1.4.1 Small Claims Court Updates
 - HT10 – HOA prevailed in small claims update on collecting
 - HT241 – Warning of Lawsuit **Pg. 41**
 - HT243 – Warning of Lawsuit **Pg. 42**
 - 1.4.2 HT178 – Foreclosure / sale postponed to 4/26/2019 **Pg. 43**
 - 1.4.3 HT290 – Discuss disclosure agreement **Pg. 44**
- 1.5 Contractual Matters – Review correspondence from HOA attorney **Pgs. 45-53**

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

3. Verify quorum obtained for ByLaw Amendments (146) needed – (144) ballots received
4. Review 2019 Hidden Trails Meeting Calendar **Pg. 54**
5. Approval of February 25, 2019 meeting minutes **Pgs. 55-56**
6. Approval of March 31, 2019 financial statement **Pgs. 57-87**

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 **Pgs. 88-89**
 - 8.2 Welcome Committee – Updates/List of Units Sold since 1/24/2019 **Pgs. 90-91**
 - 8.3 Landscape – Included for the Board’s review is a copy of the rotation maps and irrigation repairs completed (*No Action Required*) **Pgs. 92-93**
 - 8.3.2 Landscape Committee Updates / Water Meter Readings **Pgs. 94**
9. **Unfinished Business**
 - 9.1 Discuss DG trail warranty repairs **AGAIN** due to recent rains **Pg. 95**
10. **New Business**
 - 10.1 Liens and/or foreclosure approvals (*If applicable*)
 - 10.2 Review landscape maintenance proposals provided by: (Attached Separate)
 - 10.2.1 Steven Smith Landscape
 - 10.2.2 MSE Landscape
 - 10.2.3 El Plantio
 - 10.2.4 Harvest
11. **2nd Owner forum for topics not listed on agenda (form not needed) – *Time remaining***
12. Next Board of Directors meeting dates: 5/23/2019 and 6/24/2019
13. Adjourn