

HIDDEN TRAILS COMMUNITY ASSOCIATION
Board of Directors Minutes of Meeting

May 23, 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 (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.

MINUTES: The Board unanimously approved the April 22, 2019 and April 29, 2019 meeting minutes

FINANCIAL: The April 30, 2019 financial statement was reviewed and unanimously approved.

1st OWNER FORUM FOR ITEMS LISTED ON AGENDA: N/A

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

WELCOME COMMITTEE: Management reported units sold since (5/14/2019)

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

1. The Board unanimously approved the revised contract submitted by El Plantio in the amount of \$14,300.00 for landscape maintenance five (5) days a week. This includes sprinkler replacement and replanting with no labor costs just material.
2. The Board unanimously approved the proposal from El Plantio in the amount of \$11,600.00 to clean up all seven (7) detention basins
3. The landscape committee reported that they are continuing to work closely with the landscapers on water conservation and the Hydropoint system has now been adjusted to automatic. Jim has requested that management send him paper statements monthly.

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 walked to trail with California Earth Care, management to schedule repairs

NEW BUSINESS:

1. Liens - The Board unanimously approved liens on the following: HT110, HT 222 and HT238

2nd OWNER FORUM: There were comments regarding basketball hoop rule and homes that have not completed architectural modifications per approved plans

NEXT MEETING: June 24, 2019, 5:30 PM at 2245 East Valley Parkway ***ANNUAL***

There being no further business to come to the Board, the meeting was adjourned at 6:45PM.

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.