

# ***HIDDEN TRAILS COMMUNITY ASSOCIATION***

The next meeting of the Board of Directors will be held at **5:30 PM** on  
**May 23, 2019 at 2245 East Valley Parkway**

## **EXECUTIVE AGENDA**

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

- 1.1 Approval of April 22, 2019 executive meeting minutes **Pgs. 1-2**
  - 1.2 Delinquent Members – Review Assessment Recovery Status Report 4/17/19 provided by Epsten Grinnell & Howell (*No Action Required*) **Pgs. 3-12**
  - 1.3 Violation Log – Review violation log outlining letters from recent inspections sent to homeowners (*No Action Required*) **Pgs. 13-39**
    - 1.3.1 Hearing Notices **Pgs. 40-45**
    - 1.3.2 HT099 – Discuss garage door status **Pg. 46**
    - 1.3.4 HT257 – Update on unapproved paint, per owner VIO corrected **Pg. 47**
    - 1.3.5 HT272 – Update on landscape completion **Pg. 48**
  - 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. 49**
      - HT243 – Warning of Lawsuit **Pg. 50**
    - 1.4.2 HT178 – Foreclosure / sale postponed to 7/05/2019 **Pgs. 51-52**
    - 1.4.3 HT290 – Discuss disclosure agreement **Pgs. 53-58**
  - 1.5 Contractual Matters – Review correspondence from HOA attorney **Pgs. 59-60**
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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 – (144) ballots received
4. Review 2019 Hidden Trails Meeting Calendar **Pg. 61**
5. Approval of April 22, 2019 and April 29, 2019 meeting minutes **Pgs. 62-64**
6. Approval of April 30, 2019 financial statement **Pgs. 65-73**
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 2019 DRC Log **Pg. 74**

8.2 Welcome Committee – Updates/List of Units Sold through 5/14/19 **Pgs. 75-76**

8.3 Landscape – Included for the Board’s review is a copy of the rotation maps **Pgs. 77-78**

8.3.1 Management awaiting revised proposal from El Plantio, landscape maintenance to begin June 1, 2019 **Pgs. 79-80**

8.3.2 Landscape Committee Updates / Water Meter Readings

8.3.3 Review proposal from El Plantio (\$11,600) and Steven Smith (\$10,660) to clean up all seven (7) detention basins **Pgs. 81-83**

9. Unfinished Business

9.1 Discuss DG trail warranty repairs

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 meeting June 24, 2019 **\*\*\*Annual Members Meeting\*\*\***

13. Adjourn