

HIDDEN TRAILS COMMUNITY ASSOCIATION  
Board of Directors Minutes of Meeting

July 22, 2019

President Staebell called the meeting to order at 6:00 p.m. Directors in attendance were President Dana Staebell , VP/Secretary Adolph Lugo and Treasurer Mary Markov-Lytch. 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 May 23, 2019 meeting minutes

**FINANCIALS:** The May 31, 2019 – June 30, 2019 financial statements were reviewed and unanimously approved.

**1<sup>st</sup> OWNER FORUM FOR ITEMS LISTED ON AGENDA:** There was discussion regarding the dissatisfaction of the new landscape company El Plantio as they are not attending to items in a timely or efficient matter

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

1. The Board unanimously approved to appoint Charlotte Kutilek to the Design Review Committee to replace committee member Greg Dewindt

**WELCOME COMMITTEE:** Management reported units sold since (7/11/2019)

**LANDSCAPE:**

1. The landscape committee reported that they are continuing to work closely with the El Plantio on water conservations
2. The Board unanimously approved the bids From New Way Landscape to remove three (3) peppertrees in various areas

**UNFINISHED BUSINESS:**

1. **DG Trail** – The DG trail warranty repairs are scheduled to begin the second week of August

**NEW BUSINESS:**

1. Liens - The Board unanimously approved liens on the following: HT058

**2<sup>nd</sup> OWNER FORUM:** There was discussion regarding newsletter topics, El Plantio, water and specific plan amendment timeline

**NEXT MEETING:** August 26, 2019, 5:30 PM at 2245 East Valley Parkway

There being no further business to come to the Board, the meeting was adjourned at 6:28PM.

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.