

HIDDEN TRAILS COMMUNITY ASSOCIATION

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

EXECUTIVE AGENDA

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

- 1.1 Approval of July 22, 2019 executive meeting minutes **Pg. 1**
- 1.2 Delinquent Members – Review Assessment Recovery Status Report 7/16/2019 provided by Epstein Grinnell & Howell (*No Action Required*) **Pgs. 2-13**
 - 1.2.1 HT110 – Review owner’s payment plan request **Pgs. 14-18**
- 1.3 Violation Log – Review violation log outlining letters from recent inspections sent to homeowners (*No Action Required*) **Pgs. 19-38**
 - 1.3.1 Violation Hearing Notices **Pgs. 39-45**
 - 1.3.2 HT099 – Update garage door color **Pg. 46**
 - 1.3.3 HT257 – Update on unapproved paint, per owner VIO corrected **Pgs. 47-48**
 - 1.3.4 HT272 – Update on landscape completion **Pg. 49**
 - 1.3.5 HT007 – Reported violations / violation procedures **Pgs. 50-66**
 - 1.3.6 Discuss invasive plant species criteria **Pgs. 67-70**
- 1.4 Legal Matters –
 - 1.4.1 Small Claims Court Updates
 - HT10 – HOA prevailed in small claims update on collecting
 - HT243 – Warning of Lawsuit / Awaiting court date **Pg. 71**
 - 1.4.2 HT178 – Foreclosure / sale postponed to 10/11/2019 **Pg. 72**
 - 1.4.3 Review owners request for a variance **Pg. 73**

2. President establishes a quorum and calls OPEN meeting to order (6:30 PM)

- 3. Verify quorum obtained for ByLaw Amendments (146) needed – (145) ballots received
- 4. Approval of July 22, 2019 meeting minutes **Pgs. 74-75**
- 5. Approval of July 31, 2019 financial statement **Pgs. 76-124**

6. **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)**
7. Committees:
 - 7.1 Architectural – Included for the Board’s review is a copy of the 2019 DRC Log **Pgs. 125**
 - 7.2 Welcome Committee – Updates/List of Units Sold through 8/19/19 **Pg. 126**
 - 7.3 Landscape – Updates or comments on new landscape company El Plantio **Pgs. 127**
 - 7.3.1 Landscape Committee Updates / Water Meter Readings
8. Unfinished Business
 - 8.1 Discuss DG trail warranty repairs **Pgs. 128-129**
9. New Business – (*If applicable*)
10. **2nd Owner forum for topics not listed on agenda (form not needed) – *Time remaining***
11. Next meeting September 23, 2019
12. Adjourn