

HIDDEN TRAILS COMMUNITY ASSOCIATION
Board of Directors Minutes of Meeting

August 26, 2019

President Staebell called the meeting to order at 6:33 p.m. Directors in attendance were President Dana Staebell and VP/Secretary Adolph Lugo. 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 (145) 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 the amendments to pass.

MINUTES: The Board unanimously approved the July 22, 2019 meeting minutes

FINANCIAL: The July 31, 2019 financial statement was reviewed and unanimously approved.

1st OWNER FORUM FOR ITEMS LISTED ON AGENDA: There was discussion regarding the dissatisfaction of the DG trail warranty repairs due to safety concerns. Update regarding the specific plan amendment

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

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

LANDSCAPE:

1. The landscape committee reported that all of the flow sensors (11) are now up and running. Previously only five (5) were working which makes it difficult to monitor water usage and leaks. Year to date the HOA has used 16 million gallons of water this year which is under the budgeted water allowance. The committee will continue to work closely with the EI Plantio on water conservation.

UNFINISHED BUSINESS:

1. **DG Trail** – Retired director Stone was in attendance and reported that Mike Strong Assistant Planning Director for the City of Escondido contacted her and reported that the HOA is on the docket for the September 24, 2019 City Council meeting and urges owners to attend in order to be able to move forward with the specific plan amendment.

NEW BUSINESS:

1. Liens - The Board unanimously approved liens on the following: N/A

2nd OWNER FORUM: There was discussion regarding newsletter topics, El Plantio, water usage, irrigation leak repair timeline and architectural matters

NEXT MEETING: September 23, 2019, 5:30 PM at 2245 East Valley Parkway

There being no further business to come to the Board, the meeting was adjourned at 7:08PM.

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.