

HIDDEN TRAILS COMMUNITY ASSOCIATION
Board of Directors Minutes of Meeting

September 26, 2019

President Staebell called the meeting to order at 6:30 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 210 E. Park Ave., Escondido CA 92025*

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 August 26,2019 meeting minutes

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

1st OWNER FORUM FOR ITEMS LISTED ON AGENDA: There were questions regarding the outcome of the associations small claims matters which is privileged information. It was brought to managements attention that invasive plant species should be discussed in the open meeting as it is not privileged information, management informed the members that it was worded incorrectly on the agenda as the agenda items pertains to violations.

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

WELCOME COMMITTEE: Management reported units sold since (9/18/19)

LANDSCAPE:

1. 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 El Plantio on water conservation.

UNFINISHED BUSINESS:

1. **DG Trail** – The City of Escondido approved the associations “Specific Plan Amendment” request at the September 24, 2019 City Council meeting. The new amendment allows the DG trail to be replaced with DG and/or landscaping in the event of slope erosion or costly maintenance.

NEW BUSINESS:

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

2nd OWNER FORUM: There was discussion regarding DG trail amendment and sending a ballot to the membership now for approval. Suggestion on not making any further DG trail repairs and ask contractor to help cover the cost to convert to drought tolerant. Suggestion of updating the newsletter with the backstory of the DG trail as there are new owners within the community who do not know the history.

NEXT MEETING: October 28, 2019, 5:30 PM at 2245 East Valley Parkway

There being no further business to come to the Board, the meeting was adjourned at 6:57PM.

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.