

HIDDEN TRAILS COMMUNITY ASSOCIATION

The next meeting of the Board of Directors will be held at **5:30 PM** on
September 26, 2019

*****NEW LOCATION*****

**Park Avenue Community Center
210 E Park Ave, Escondido, CA 92025
Cedar Room**

EXECUTIVE AGENDA

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

- 1.1 Approval of August 26, 2019 executive meeting minutes **Pgs. 1-2**
- 1.2 Delinquent Members – Review Assessment Recovery Status Report 8/19/2019 provided by Epstein Grinnell & Howell (*No Action Required*) **Pgs. 3-14**
- 1.3 Violation Log – Review violation log outlining letters from recent inspections sent to homeowners (*No Action Required*) **Pgs. 15-22**
 - 1.3.1 HT007 – Discuss pet violation / attorney recommendation **Pgs. 23-25**
 - 1.3.1 HT099 – Update garage door color **Pg. 26**
 - 1.3.2 HT190 – Update on non-compliant landscaping **Pgs. 27-28**
 - 1.3.3 HT272 – Update on landscape completion **Pg. 29**
 - 1.3.4 Discuss invasive plant species criteria **Pgs. 30-33**
- 1.4 Legal Matters –
 - 1.4.1 Small Claims Court Updates
 - HT10 – HOA prevailed in small claims update on collecting
 - 1.4.2 HT178 – Foreclosure / sale postponed to 10/11/2019
 - 1.4.3 Review owners request for a variance **Pgs. 34-35**

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 August 26, 2019 meeting minutes **Pgs. 36-37**
- 5. Approval of August 31, 2019 financial statement **Pgs. 38-37**

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 **Pg. 76**
 - 7.2 Welcome Committee – Updates/List of Units Sold through 9/18/19 **Pg. 77**
 - 7.3 Landscape – Review correspondence submitted by El Plantio **Pgs. 78-79**
 - 7.3.1 Landscape Committee Updates / Water Meter Readings **Pgs. 80-81**
8. Unfinished Business
 - 8.1 Discuss DG trail warranty repairs **Pgs. 82-83**
9. New Business – (*If applicable*)
10. **2nd Owner forum for topics not listed on agenda (form not needed) – *Time remaining***
11. Next meeting October 28, 2019 and November 25, 2019
12. Adjourn