

# ***HIDDEN TRAILS COMMUNITY ASSOCIATION***

The next meeting of the Board of Directors will be held at **5:30 PM** on **October 28, 2019 at 2245 East Valley Parkway**

## **EXECUTIVE AGENDA**

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

- 1.1 Approval of September 26, 2019 executive meeting minutes **Pgs. 1-2**
- 1.2 Delinquent Members – Review Assessment Recovery Status Report 9/20/19 provided by Epsten 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. 15-29**
  - 1.3.1 Violation Hearing Notices **Pgs. 30-34**
  - 1.3.2 HT007 – Discuss pet violation / attorney recommendation **Pgs. 35-39**
  - 1.3.3 HT190 – Update on non-compliant landscaping **Pgs. 40-41**
  - 1.3.4 HT272 – Update on landscape completion **Pg. 42**
  - 1.3.5 Discuss invasive plant species violations **Pgs. 43-56**
- 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 11/04/2019
  - 1.4.3 DG Trail Contract **Pgs. 57-59**
  - 1.4.4 Correspondence re: assessment collection liens / foreclosures **Pgs. 60-65**

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### **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 September 26, 2019 meeting minutes **Pgs. 66-67**
- 5. Approval of September 30, 2019 financial statement **Pgs. 68-115**
  - 5.1 Review recommendation by Morgan Stanley re: CD **Pg. 116**
- 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. 117**

7.2 Welcome Committee – Updates/List of Units Sold through 10/22/19 **Pg. 118**

7.3 Landscape – Discuss El Plantio **Pgs. 78-79**

8. Unfinished Business

8.1 Discuss DG trail East Grove Specific Plan Amendment **Pgs. 119-126**

9. New Business

9.1 SB323 New Election Laws effective January 1, 2020 **Pgs. 127-129**

10. **2<sup>nd</sup> Owner forum for topics not listed on agenda (form not needed) – *Time remaining***

11. Next meeting November 25, 2019

12. Adjourn