

HIDDEN TRAILS COMMUNITY ASSOCIATION  
Board of Directors Minutes of Meeting

November 25, 2019

President Staebell called the meeting to order at 6:15 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 2245 East Valley Parkway Escondido.*

**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 October 28, 2019 meeting minutes

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

**1<sup>st</sup> OWNER FORUM FOR ITEMS LISTED ON AGENDA:** No owner comments

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

1. HT72 – The owner appealed the DRC’s denial for the fence stain color. Dana Staebell made a motion to approve the owners request as there are several homes in the community with the same color. Adolph Lugo seconded, motion carried. Director Mary Markov-Lytch abstained.

**WELCOME COMMITTEE:** Management reported units sold since (11/19/19)

**LANDSCAPE:**

1. Landscape committee chair Jim Tomasulo reported that the association continues to save on water costs as they are closely monitoring the water usage.

**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. The Board reviewed correspondence from EG&H re: the steps needed to replace the DG with drought tolerant planting.

**NEW BUSINESS:**

1. Liens - The Board unanimously approved liens on the following: HT010 and HT178
2. The Board reviewed correspondence re: new election laws and legislation summary. The Board has requested revised election rules

**2<sup>nd</sup> OWNER FORUM:** There was discussion regarding DG trail final plans and owners input. Fine hearings and foreclosure matters discussed in open session

**NEXT MEETING:** January 16, 2020, 5:30 PM at 2245 East Valley Parkway

There being no further business to come to the Board, the meeting was adjourned at 6:37 PM.

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.