

# **HIDDEN TRAILS COMMUNITY ASSOCIATION**

The next meeting of the Board of Directors will be held at **5:30 PM** on **November 25, 2019 at 2245 East Valley Parkway**

## **EXECUTIVE AGENDA**

1. **Executive Session – 5:30 PM (Board Members)**
  - 1.1 Approval of October 28, 2019 executive meeting minutes **Pgs. 1-2**
  - 1.2 Delinquent Members – Review Assessment Recovery Status Report 10/28/2019 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. 15-25**
    - 1.3.1 Violation Hearing Notices **Pgs. 26-30**
    - 1.3.2 HT007 – Discuss pet violation / attorney recommendation **Pg. 31**
    - 1.3.3 HT178 – Discuss code enforcement violations reported **Pg. 32**
    - 1.3.4 Discuss invasive plant species violations **Pgs. 33-34**
  - 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 / lender sale date on hold **Pg. 35**
    - 1.4.3 DG Trail Contract **Pgs. 36-45**
    - 1.4.4 Correspondence re: assessment collection liens / foreclosures **Pgs. 46-51**

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2. **President establishes a quorum and calls OPEN meeting to order (6:15 PM)**
  3. Verify quorum obtained for ByLaw Amendments (146) needed – (145) ballots received
  4. Approval of October 28, 2019 meeting minutes **Pgs. 52-53**
  5. Approval of October 31, 2019 financial statement **Pgs. 54-83**
  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. 84**

7.2 Welcome Committee – Updates/List of Units Sold through 11/19/19 **Pg. 85**

7.3 Landscape – Discuss EI Plantio

8. Unfinished Business

8.1 Discuss DG trail East Grove Specific Plan Amendment **Pgs. 86-93**

9. New Business

9.1 SB323 New Election Laws effective January 1, 2020 and Legislation Summary **Pgs. 94-98**

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

11. Next meeting January 16, 2020

12. Adjourn