

HIDDEN TRAILS COMMUNITY ASSOCIATION  
Board of Directors Minutes of Meeting

January 16, 2020

Director Markov-Lytch Staebell called the meeting to order at 6:15 p.m. Directors in attendance were 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, assessment recovery status report, small claims court, 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 November 25, 2019 meeting minutes

**FINANCIAL:** The November 30, 19 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 2019-2020 DRC log, *No Board action taken*

**WELCOME COMMITTEE:** Management reported units sold since (1/09/2020)

**LANDSCAPE:**

1. Landscape committee chair Jim Tomasulo reported the following: The association continues to save on water costs as they are closely monitoring the water usage, in 2018 the HOA used 22 ½ million gallons of water in 2019 the HOA used 7 ½ million gallons of water.

**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. The Board requested that a survey be mailed to all owners re: DG vs landscape as recommended by legal counsel.

**NEW BUSINESS:**

1. Liens - The Board unanimously approved liens on the following: HT178
2. The Board unanimously approved the proposal from Association Reserves in the amount of \$1,290 for an onsite updated reserve study as required by civil code

3. The Board unanimously approved the draft election rules provided by legal, management to send to all owners for the required 28 day review and comment period. Board to formally adopt election rules February 27, 2020

**2<sup>nd</sup> OWNER FORUM:** There was discussion regarding DG trail and member survey, amending of the governing documents specifically the CC&R's and the cost to do so

**NEXT MEETING:** February 27, 2020, 5:30 PM at 2245 East Valley Parkway

There being no further business to come to the Board, the meeting was adjourned at 6:38 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.