

HIDDEN TRAILS COMMUNITY ASSOCIATION

The next meeting of the Board of Directors will be held at **5:30 PM** on **January 16, 2020 at 2245 East Valley Parkway**

EXECUTIVE AGENDA

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

- 1.1 Approval of November 25, 2019 executive meeting minutes **Pgs. 1-2**
- 1.2 Delinquent Members – Review Assessment Recovery Status Report 12/19/19 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. 15-25**
 - 1.3.1 Violation Hearing Notices **Pgs. 26-30**
 - 1.3.2 HT178 – Discuss code enforcement violations reported **Pg. 32**
- 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 **Pg. 35**
 - 1.4.3 Review correspondence from legal re: DG Trail **Pgs. 36-45**

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 November 25, 2019 meeting minutes **Pgs. 52-53**
- 5. Approval of December 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 – Updates/comments

8. Unfinished Business

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

9. New Business

9.1 Liens and/or foreclosure approvals (If applicable) Summary **Pgs. 94-98**

9.2 Review proposal from Association Reserves (\$1,290) for reserve study update with site visit as required by civil code

9.3 Review draft election rules provided by legal to be compliant with new laws. Once approved must be mailed to membership for the required 28 day review and comment period. Set date for special meeting to approve election rules only **Pgs. 24-38**

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

11. Next meeting February 27, 2020

12. Adjourn