

HIDDEN TRAILS COMMUNITY ASSOCIATION

The next meeting of the Board of Directors will be held at **5:30 PM** on **February 27, 2020, at 2245 East Valley Parkway**

EXECUTIVE AGENDA

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

- 1.1 Approval of January 16, 2020 executive meeting minutes **Pg. 1**
- 1.2 Delinquent Members – Review Assessment Recovery Status Report 01/13/2020 provided by Epsten Grinnell & Howell (*No Action Required*) **Pgs. 2-14**
- 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. 30-39**
 - 1.3.2 HT178 – Discuss code enforcement violations reported **Pgs. 40-41**
 - 1.3.3 Review correspondence from owner re: violations **Pgs. 42-43**
- 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
 - 1.4.3 Discuss DG Trail contract **Pg. 44**

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 January 16, 2020 meeting minutes **Pgs. 45-46**
- 5. Approval of January 31, 2020 financial statement **Pgs. 47-76**
- 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 2019-2020 DRC Log. **Pg. 77**
 - 7.2 Welcome Committee – Updates/List of Units Sold through 2/19/20 **Pg. 78**
 - 7.3 Landscape – Updates and review proposal (\$3,551) to replace 147 sprinkler nozzles with MP rotator nozzles **Pgs. 79-80**

8. Unfinished Business

8.1 Survey mailed to owners for input re: replacing the DG with drought tolerant plants **Pg. 81**

8.2 Adopt election rules due to SB323, mailed to members January 28, 2020 **Pgs. 82-91**

9. New Business

9.1 Liens and/or foreclosure approvals (If applicable) Summary

9.2 Review owners request to trim common area trees along slope **Pgs. 92-95**

9.3 App#633 – Owner is appealing the architectural committee’s denial. In accordance to Civil Code §5905 If an architectural submittal is disapproved by the architectural committee, the applicant is entitled to reconsideration by the board at an open meeting **Pgs. 96-100**

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

11. Next meeting March 26, 2020

12. Adjourn