

HIDDEN TRAILS COMMUNITY ASSOCIATION
Board of Directors Minutes of Meeting

July 23, 2020

Director Markov-Lytch called the meeting to order at 6:01 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 virtually (GoToMeeting)*

EXECUTIVE SUMMARY: Minutes, violations, attorney correspondence, assessment recovery status report 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 May 28, 2020 meeting minutes

FINANCIALS: The February 29, 2020 – April 30, 2020 financial statements were reviewed and unanimously approved.

1st OWNER FORUM FOR ITEMS LISTED ON AGENDA: Updates re: DG trail and status of landscapes completing the test areas

ARCHITECTURAL: The Board reviewed the 2019-2020 DRC log, *No Board action taken*

WELCOME COMMITTEE: Management reported units sold since (7/16/20)

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, they budgeted 2 million for the month and used 1 ½ million gallons of water. In addition, there have been additional irrigation repairs due to the coyotes and gophers eating the lines.

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. The survey results were 28 yes votes, 5 no votes and 2 maybe.

The Board unanimously approved for El Plantio to complete a test area along the DG trail to see how it will hold up during the rainy season, cost not to exceed \$1,000.00.

NEW BUSINESS:

1. Liens - The Board unanimously approved liens on the following: N/A

2nd OWNER FORUM: No owner discussion

NEXT MEETING: June 25, 2020 5:30 PM virtually via GoToMeeting

There being no further business to come to the Board, the meeting was adjourned at 6:15PM.

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.