

HIDDEN TRAILS COMMUNITY ASSOCIATION
Board of Directors Minutes of Meeting

September 21, 2020

Director Markov-Lytch called the meeting to order at 6:00 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 approvals

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 July 23, 2020 meeting minutes

FINANCIALS: The May 31, 2020 – July 31, 2020 financial statements were reviewed and unanimously approved.

1st OWNER FORUM FOR ITEMS LISTED ON AGENDA: N/A

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

WELCOME COMMITTEE: Management reported units sold since (8/19/20)

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, there have been continuous leaks and weeds which have been addressed.

UNFINISHED BUSINESS: N/A

NEW BUSINESS:

1. Liens - The Board unanimously approved liens on the following:HT-119

2nd OWNER FORUM: No owner discussion

NEXT MEETING: October 26, 2020 5:30 PM virtually via GoToMeeting

There being no further business to come to the Board, the meeting was adjourned at 6:28PM.

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.