

HIDDEN TRAILS COMMUNITY ASSOCIATION  
Board of Directors Minutes of Meeting

October 29, 2020

Director Markov-Lytch called the meeting to order at 6:18 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 and assessment recovery status report

**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 September 21, 2020 meeting minutes

**FINANCIALS:** The August 31, 2020 – September 30, 2020 financial statements were reviewed and unanimously approved.

**1<sup>st</sup> OWNER FORUM FOR ITEMS LISTED ON AGENDA:** Common area landscape maintenance and tree trimming/removals

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

**WELCOME COMMITTEE:** Management reported units sold since (10/23/20)

**LANDSCAPE:**

1. Landscape committee chair Jim Tomasulo will provide management with specs to obtain bids for weed abatement due to fire safety. In addition, Tomasulo reported that the common area slopes are in compliance per the Fire Marshal a newsletter will be mailed to all residents informing them of findings

**UNFINISHED BUSINESS:** N/A

**NEW BUSINESS:**

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

**2<sup>nd</sup> OWNER FORUM:** CLAC donation, v-ditch and overgrown landscape behind Meadowside PI

**NEXT MEETING:** Date TBD at 5:30 PM virtually via GoToMeeting

There being no further business to come to the Board, the meeting was adjourned at 6:57 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.