

HIDDEN TRAILS COMMUNITY ASSOCIATION
Board of Directors Minutes of Meeting

January 14, 2021

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 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. The Board unanimously approved to re-mail the Bylaw amendment one last time to all members who have not submitted in addition to new homeowners.

MINUTES: The Board unanimously approved the October 29, 2020 meeting minutes

FINANCIALS: The October 31, 2020 – November 30, 2020 financial statements were reviewed and unanimously approved.

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

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

WELCOME COMMITTEE: Management reported units sold since (1/7/21). Committee chair Kutilek to work with manager on procedural changes to avoid in person greetings due to COVID

LANDSCAPE:

1. Landscape committee chair Jim Tomasulo reported that the association used 12 million gallons of water in 2020, lots of broken irrigation valves being repaired and the DG test area so far no signs of erosion

UNFINISHED BUSINESS: N/A

NEW BUSINESS:

1. Liens - The Board unanimously approved liens on the following: N/A
2. The Board unanimously approved the proposal from The Ballot Box in the amount of \$2,181.25 for the 2021 director election.
3. The Board unanimously approved to donate \$1.00 per home (\$291.00) to CLAC

2nd OWNER FORUM: Maintenance map, gun range and HOA minutes not on webpage

NEXT MEETING: February 25, 2021 at 5:30 PM virtually via GoToMeeting

There being no further business to come to the Board, the meeting was adjourned at 6:41 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.