

HIDDEN TRAILS COMMUNITY ASSOCIATION  
Board of Directors Minutes of Meeting

February 25, 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 remail the Bylaw amendment one last time to all members who have not submitted in addition to new homeowners.

**MINUTES:** The Board unanimously approved the January 14, 2021 meeting minutes

**FINANCIALS:** The December 31, 2021 – January 31, 2021 financial statements were reviewed and unanimously approved.

**1<sup>st</sup> 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 (2/17/21). Committee chair Kutilek will work with manager on procedural changes to avoid in person greetings due to COVID. Management to mail welcome packets to new owners.

**LANDSCAPE:**

1. Landscape committee chair Jim Tomasulo reported that the water in the community has been off for 14 days in addition El Plantio has started trimming back the slopes.

**UNFINISHED BUSINESS:** N/A

**NEW BUSINESS:**

1. The Board unanimously approved foreclosure on APN: 240-470-05
2. The Board unanimously approved the proposal from The Ballot Box in the amount of \$2,181.25 for the 2021 director election. Candidate submissions due by April 5, 2021
3. The Board reported lots of recent activity at gun range and the community has a petition circulating

**2<sup>nd</sup> OWNER FORUM:** Email blast to residents re: upcoming election, recent DG test area, member son approached by stranger and community vigilance

**NEXT MEETING:** March 31, 2021 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.