

# ***HIDDEN TRAILS COMMUNITY ASSOCIATION***

The next meeting of the Board of Directors will be held  
**February 25, 2021 Virtually through Go To Meeting**

## **EXECUTIVE AGENDA**

1. **Executive Session – 5:30 PM (Board Members Only)**
  - 1.1 Approval of January 14, 2021 executive meeting minutes **Pg. 1**
  - 1.2 Delinquent Members – Review Assessment Recovery Status Report 1/21/21 provided by Epsten Grinnell & Howell (*No Action Required*) **Pgs. 2-16**
    - 1.2.1 Foreclosure Approvals
  - 1.3 Violation Log – Review violation log outlining letters from inspections sent to homeowners (*No Action Required*) **Pgs. 17-29**
    - 1.3.1 HT204 – Fine Hearing for unapproved concrete **Pg. 30**
    - 1.3.2 HT246 – Fine Hearing for unapproved concrete **Pg. 31**
  - 1.4 Legal Matters –
    - 1.4.1 Hidden Trails collections and litigation transitioning from EGH to Kriger Law firm due to the “Notice of Withdraw” received by EGH **Pgs. 31-60**
    - 1.4.2 HT178 – Foreclosure and code enforcement violations status

**Please join my meeting from your computer, tablet or smartphone.**

**<https://global.gotomeeting.com/join/602702317>**

**You can also dial in using your phone.**

**United States: +1 (571) 317-3122**

**Access Code: 602-702-317**

2. **President establishes a quorum and calls OPEN meeting to order (6:00 PM)**
3. Verify quorum obtained for ByLaw Amendments (146) needed – (145) ballots received
4. Approval of January 14, 2021 meeting minutes **Pg. 32**
5. Approval of December 31, 2021- January 31, 2021 financial statements **Pgs. 33-74**
6. **1st Owner forum for items LISTED on agenda only. In the interest of time in order to speak a “request to speak” form must be filled out (3 min per owner)**
7. Committees:
  - 7.1 Architectural – Included for the Board’s review is a copy of the 2020 DRC Log **Pg. 75**

7.2 Welcome Committee – Updates/List of Units Sold through 2/17/21 **Pg. 76**

7.3 Landscape Committee – Updates or comments

8. Unfinished Business

8.1 Board previously approved contract from The Ballot Box for the 2021 director election, candidate submissions due by April 5, 2021. Election scheduled for June 24, 2021  
**Pg. 77**

9. New Business

9.1 Liens and/or foreclosure approvals (If applicable)

9.2 Gun Range Petition

10. **2<sup>nd</sup> Owner forum for topics not listed on agenda (form not needed) – *Time remaining***

11. Next meeting March \_\_\_\_\_ 2021

12. Adjourn