

# **HIDDEN TRAILS COMMUNITY ASSOCIATION**

The next meeting of the Board of Directors will be held  
**September 6, 2022 Virtually through Zoom**

## **EXECUTIVE AGENDA**

1. **Executive Session – 5:30 PM (Board Members Only)**
  - 1.1 Approval of July 27, 2022 executive meeting minutes
  - 1.2 Delinquency Review August 25, 2022 status report provided by Kriger
    - 1.2.1 Foreclosure Approvals
  - 1.3 Violation Log – Review violation log outlining letters from inspections sent to homeowners and correspondence (*No Action Required*)
    - 1.3.1 HT010 – Fine (\$350) hearing dead lawn
    - 1.3.2 HT184 - Fine (\$550) hearing unapproved dog eared fence
    - 1.3.3 HT190 – Fine (\$150) hearing for RV in driveway
    - 1.3.4 HT246 – Fine (\$1,950) on hold IDR scheduled for Sept. 27, 2022
  - 1.4 Legal Matters –
    - 1.4.1 HT178 – Updates and code enforcement violations status
    - 1.4.2 HT031 – Letter to owner from HOA attorney re: various violations. Owner was not present at IDR requested by the Board. Discuss next steps
    - 1.4.3 HT222 – Small claims paperwork filed with the court, court set for August 22, 2022. Awaiting paperwork from court, judgement was in favor of the Association

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<https://zoom.us/join>

**Meeting ID: 828 7984 2596**

**Passcode: 913166**

**Dial in: (669) 900-9128**

2. **President establishes a quorum and calls OPEN meeting to order (6:15 PM) \*\*NEW TIME**
3. Approval of July 27, 2022 meeting minutes
4. Approval of July 31, 2022 financial statements
5. **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)**

6. Committees:

- 6.1 Architectural – Review and approve DRC#'s – 745, 746, 747, 748, 749, 750, 751, 752, 753 and 754
- 6.2 Welcome Committee – Updates/List of Units Sold through August 25, 2022
- 6.3 Landscape Committee – Updates or comments

7. Unfinished Business

- 7.1 DG Trail Improvements – Updates/Comments

8. New Business

- 8.1 Liens and/or foreclosure approvals (If applicable)
- 8.2 Review revised draft budget reducing money market allocation to offset increased operating costs. Dues to remain the same. Updated Annual Policy Report/Individual Notice
- 8.3 Director Thorton resigned, appoint member to fill the open position

9. **2<sup>nd</sup> Owner forum for topics not listed on agenda (form not needed) – *Time remaining***

10. Next meeting: October \_\_\_\_\_, 2022

11. Adjourn