

# **HIDDEN TRAILS COMMUNITY ASSOCIATION**

The next meeting of the Board of Directors will be held  
**October 27, 2022 Virtually through Zoom**

## **EXECUTIVE AGENDA**

1. **Executive Session – 5:30 PM (Board Members Only)**
  - 1.1 Approval of September 6, 2022 executive meeting minutes **Pg. 1**
  - 1.2 Delinquency Review October 19, 2022 status report provided by Kriger **Pgs. 2-3**
    - 1.2.1 Foreclosure Approvals
  - 1.3 Violation Log – Review violation log outlining letters from inspections sent to homeowners and correspondence (*No Action Required*) **Pgs. 4-13**
    - 1.3.1 HT010 – Fine (\$550) hearing dead lawn **Pg. 14**
    - 1.3.2 HT271 - Fine (\$150) hearing unapproved pavers **Pgs. 15-16**
    - 1.3.3 HT272 – Fine (\$150) hearing landscape **Pg. 17**
    - 1.3.4 HT184 – Fine (\$750) hearing unapproved dog eared fence **Pg. 18**
    - 1.3.5 HT190 – Fine (\$350) hearing stored RV **Pg. 19**
  - 1.4 Legal Matters –
    - 1.4.1 HT178 – Updates and violations status **Pg. 20**
    - 1.4.2 HT031 –Owner was not present at IDR requested by the Board. Per council next steps prior to lawsuit is ADR **Pgs. 21-27**
    - 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 HOA. Review correspondence on collecting judgement **Pgs. 24-27**

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<https://zoom.us/join>

**Meeting ID: 871 5174 4853**

**Passcode: 482954**

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

2. **President establishes a quorum and calls OPEN meeting to order (6:15 PM) \*\*NEW TIME**
3. Approval of September 6, 2022 meeting minutes **Pg. 28**
4. Approval of August 31, 2022 – September 30, 2022 financial statements **Pgs. 29-59**
5. **1st Owner forum for items LISTED on agenda items only (3 min per owner)**

6. Committees:

6.1 Architectural – Review and approve DRC#'s – 755, 756, 757, 758, 759, 760, 761 and 762 **Pg. 60**

6.2 Welcome Committee – Updates/List of Units Sold through August 25, 2022 **Pg. 61**

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 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: November/December \_\_\_\_\_, 2022

11. Adjourn