

HIDDEN TRAILS COMMUNITY ASSOCIATION

The next meeting of the Board of Directors will be held
December 8, 2022 Virtually through Zoom

EXECUTIVE AGENDA

1. **Executive Session – 5:30 PM (Board Members Only)**
 - 1.1 Approval of October 27, 2022 executive meeting minutes **Pg. 1**
 - 1.2 Delinquency Review November 16, 2022 status report provided by Kriger **Pgs. 2-5**
 - 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. 6-15**
 - 1.3.1 HT021 – Correspondence from owner re: infraction **Pg. 16**
 - 1.3.2 HT010 – Fine (\$750) hearing dead lawn **Pg. 17**
 - 1.3.3 HT184 – Fine (\$950) hearing unapproved dog eared fence **Pg. 18**
 - 1.3.4 HT190 – Fine (\$550) hearing stored jet ski **Pg. 19**
 - 1.3.5 HT271 - Fine (\$350) hearing unapproved pavers **Pgs. 20-21**
 - 1.4 Legal Matters –
 - 1.4.1 HT178 – Updates and violations status **Pgs. 22-23**
 - 1.4.2 HT031 – ADR requested by the Board October 20, 2022. Per council next step after IDR & ADR is a lawsuit **Pgs. 24-32**
 - 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 **Pg. 33**
 - 1.4.4 HT246 – Discuss pursuit of small claims as a revised application has not been received from the owners for the unapproved pavers **Pg. 34**

<https://zoom.us/join>
Meeting ID: 841 2096 6428
Passcode: 297668
Dial in: (669) 900-9128

2. **President establishes a quorum and calls OPEN meeting to order (6:20 PM) ***NEW TIME***

3. Approval of October 27, 2022 meeting minutes **Pg. 35**
4. Approval of October 31, 2022 financial statements **Pgs. 36-70**
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 – 766, 767,768, 769 and 770 **Pg. 71**
 - 6.2 Welcome Committee – Updates/List of Units Sold through December 1, 2022 **Pg. 72**
 - 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 Ratify the proposal received from Click2bind Insurance (\$8,085) for the 2022-2023 fiscal year. Farmers sent HOA non-renewal notice due to fire risk **Pgs. 73-74**
 - 8.3 Discuss removal of padlock on access road near basin #1 **Pg. 75**
 - 8.4 Discuss expected end of pandemic February 28, 2023 and hybrid meeting options
9. **2nd Owner forum for topics not listed on agenda (form not needed) – *Time remaining***
10. Next meeting: January _____, 2023
11. Adjourn