

HIDDEN TRAILS COMMUNITY ASSOCIATION  
Board of Directors Minutes of Meeting

May 21, 2018

President Mary Markov-Lytch called the meeting to order at 6:03p.m. Directors in attendance were President Mary Markov-Lytch and Secretary/Treasurer Lindsay Berthiaume. Also in attendance was Jennifer Figgers California Community Management. *Let the record reflect the meeting was held at 2245 East Valley Parkway, Escondido CA 92027*

**BOARD RESIGNATION:** Due to director Stacy McGuire selling her home, director Mary Markov-Lytch made a motion to appoint Charlotte Kutilek as a director to fill the vacant seat, director Lindsay Berthiaume seconded her motion, motion passed.

**BOARD REORGANIZATION** There was a brief organizational meeting to elect officers of the board of Directors. Nominations were opened amongst the directors and the following were nominated to the position indicated:

Mary Markov-Lytch  
Charlotte Kutilek  
Lindsay Berthiaume

President  
Vice President/Secretary  
Treasurer

**EXECUTIVE SUMMARY:** Minutes, legal assessment recovery status report, foreclosure status updates, small claims court update, delinquency, pending fines for violations upheld and suspended.

**BYLAW AMENDMENTS:** It was reported that a quorum was not established as (104) ballots have been received, in order to obtain a quorum (146) ballots are needed. The Board has established a ballot collection committee to help obtain quorum for the ByLaw amendment. At this time owner Jim McNair has been appointed to the committee.

**MINUTES:** The March 29, 2018 and April 24, 2018 Board meeting minutes were reviewed and unanimously approved

**FINANCIAL:** The April 30, 2018 financial statement was reviewed and unanimously approved. The Board tabled moving any reserve funds into CD's as recommended by David Lynn from Morgan Stanley as they would like to set up a special meeting with Mr. Lynn to discuss.

**1<sup>st</sup> OWNER FORUM FOR ITEMS LISTED ON AGENDA:** The owners present discussed their concerns with the disrepair of the DG trail and the various options/proposals involved. As previously discussed the association is waiting for the City to respond on what type of amendment (specific plan amendment vs administrative amendment) would be necessary, this would play a huge factor into the Boards decision making process on what options would be provided to the homeowners. Well some residents prefer the drought tolerant landscape others are opposed due to the high water rates the association currently pays. Other residents like the idea of moving forward with the proposal submitted by California Earthcare for removing and replacing the DG trail with DG at the cost of \$17,590.00 as that would avoid a special assessment and give the Board more time to research options and discuss with the City.

**ARCHITECTURAL:** The Board reviewed the 2017-2018 DRC log. Committee member Chair Chris Duffey was present and reported that there were no outstanding applications at this time.

**WELCOME COMMITTEE:** The Board unanimously approved the draft policy and guidelines established for committee.

**LANDSCAPE:** The Board reviewed the April 23, 2018 walk through notes, rotation maps and irrigation repairs completed by Park West Landscape. *No Board action taken*

1. The Board unanimously approved the proposal in the amount of \$1,476.00 to remove landscape on corner of Ridgmont/HTR and install colorful drought tolerant plants
2. The Board unanimously approved the proposal in the amount of \$1,519.00 to install new plant material and mulch along guard rail near Hidden Estates
3. The Board unanimously approved the proposal in the amount of \$1,749.00 to remove the failing turf along Hidden Estates, change spray heads nozzles to MP rotating nozzles (will reduce water usage/overspray)

### **UNFINISHED BUSINESS:**

1. **DG Trail** - The Board and management meet with Mike Strong (Assistant Planning Director) on March 22, 2018 to discuss the DG trail options. Per Mike Strong an amendment to change to DG trail will have to be submitted to the City. There are two forms of the amendment "administrative" which is not difficult and "specific plan" which entails a longer process approximately 6 months as it has to go before the planning commission. In addition it was discussed with engineering and planning that the cheaper route would be replacing the DG trail with drought tolerant landscape as colored concrete will add extra costs due to the involvement of the City's storm water division. On April 2, 2018 management received an email from Mr. Strong inquiring on how the change of use permit would affect the CFD (mello roos). Management informed Mr. Strong that the CFD is something that is implemented by the City and has nothing to with the association. Director Kutilek made a motion to table all the proposals submitted and request an on-site meeting with the City at the DG trail to discuss. The Board unanimously approved Director Kutilek's request.

Proposals reviewed:

- 1.1 Park West repair/replace DG \$89,236.00 and California Earthcare repair/replace DG \$17,590.00. The Board has requested that management contact California Earthcare and ask if they could provide a five (5) year warranty with the condition that they are contracted for annual maintenance for a fixed annual cost.
- 1.2 Previously reviewed Park West to convert entire DG trail to drought tolerant (\$141,628), Black Diamond replace DG with stamped concrete (\$238,158), Eagle Paving replace DG with concrete sidewalk with broom finish (\$224,540) and Park West replace DG with concrete sidewalk (\$212,168).

### **NEW BUSINESS:**

1. The Board unanimously approved the following actions due to account delinquency:

- 1.1 Liens on HT 149 and HT 258

**2<sup>nd</sup> OWNER FORUM:** Some owners questioned the \$16.00 increase in monthly dues in which management explained the increase was mainly due to the rising water costs. In addition the cover page to the recently mailed 2018-2019 budget went over the increase in detail. It was suggested that the Board investigate replacing the DG trail with railroad ties.

**NEXT MEETING:** Members meeting June 25, 2018, 5:30 PM at 2245 East Valley Parkway.

There being no further business to come to the Board, the meeting was adjourned at 7:14PM.

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.