

HIDDEN TRAILS COMMUNITY ASSOCIATION

Board of Directors Minutes of Meeting

February 20, 2025

President Matt Harrel called the Executive Session meeting to order at 5:30 p.m. Directors in attendance were President Harrel, Vice President Kristina LeMay and Secretary/Treasurer Chris Thornton. Also in attendance was Jan Weiler of California Community Management. *Let the record reflect the meeting was held virtually via zoom.*

EXECUTIVE SESSION: Violations, fine hearings, and legal communications were reviewed. Executive Session was adjourned at 6:15 PM.

OPEN SESSION: Open Session was convened at 6:20 PM.

MINUTES: The January 2025 Open Session, and Executive Session meeting minutes were unanimously approved by acclamation.

FINANCIALS: The financial statements through December 2024 were reviewed and unanimously approved by acclamation.

1st OWNER FORUM FOR ITEMS LISTED ON AGENDA: Four owners joined the meeting to observe the meeting. A question regarding water runoff from the grove was asked. The resident was encouraged to contact the city using the Report It app. There was discussion regarding vehicles parking on the street.

ARCHITECTURAL COMMITTEE: DRC Committee members Charlotte Kutilek and Howard Cottam was present. Requests #845, 846 & 847 are under review.

WELCOME COMMITTEE: Management reported that no homes have been sold in the last month.

LANDSCAPE: There was a report from committee member Charlotte regarding the recent work. There were three leaks in the common area that were reported and have been repaired. There was also discussion regarding the concerns some residents have expressed about trimming or removing trees and brush due to the wildfire concerns.

UNFINISHED BUSINESS:
None

NEW BUSINESS:

1. An offer to replace a light that was installed at the end of Hidden Trails Road by the Fire Path to discourage unwanted activities was considered. It was unanimously approved by acclamation to reimburse the owner for an amount not to exceed \$100.00.
2. A proposal that was submitted by El Plantio to trim some trees next 3204 Meadow Creek Lane for \$1,425.00. Due to the safety concerns and the proximity of the trees, the board of directors deemed it necessary to include the proposal in the agenda. The proposal was unanimously approved by acclamation.

3. There was discussion regarding a report of vandalism to a mailbox on Oak Wood. Management has not received any complaints since the first report. A member present volunteered to check on Facebook to see if the post office has repaired the mailbox.

2nd OWNER FORUM: There was no discussion.

NEXT MEETING: Thursday, March 20, 2025 at 5:30 PM virtually via Zoom.

There being no further business to come to the Board, the meeting was adjourned at 6:55 PM.

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.