

HIDDEN TRAILS COMMUNITY ASSOCIATION

Board of Directors Minutes of Meeting

May 15, 2025

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

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

OPEN SESSION: Open Session was convened at 6:21 PM.

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

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

1st OWNER FORUM FOR ITEMS LISTED ON AGENDA: Two owners joined the meeting to observe the meeting.

ARCHITECTURAL COMMITTEE: DRC Committee member Kristina LeMay reviewed the status of architectural requests. Request #851, 854, 855, 857, 858 have been approved. Requests #856 & #859 are pending submission of additional information from the owners.

WELCOME COMMITTEE: Management reported that due to the change in the management software, a report was not available this month.

LANDSCAPE: There was a report from committee member Charlotte regarding the recent work. There was discussion regarding three dead trees that require removal. A proposal will be coming for the next board meeting. In addition, there was discussion regarding the maintenance map and the division of owner responsibility versus the association responsible for maintenance.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

1. A proposal to remove a dead tree by 366 Oak Valley Lane was tabled to check the responsibility of maintenance on the maintenance map.

2nd OWNER FORUM: There was brief discussion regarding the new management software and member portal. It was explained that letters will be coming out soon to inform owners of how to access their account information.

NEXT MEETING: Thursday, June 19, 2025 at 5:30 PM virtually via Zoom.

There being no further business to come to the Board, the meeting was adjourned at 6:50 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.