

HIDDEN TRAILS COMMUNITY ASSOCIATION

Board of Directors Minutes of Meeting

July 31, 2025

President Harrel called the Executive Session meeting to order at 5:36 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, and legal communications were reviewed. Executive Session was adjourned at 6:19 PM.

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

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

FINANCIALS: The financial statements through May 2025 were reviewed and unanimously approved by acclamation.

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

ARCHITECTURAL COMMITTEE: DRC Committee member Kristina LeMay reviewed the status of architectural requests. Request #856, 861, 862, 863, 864, 865, have been approved. Request #866 is pending and submission 867 did not require approval because the owners are painting the same colors.

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 from El Plantio Landscape to remove two dead trees by 3202 Meadowside Pl. and 3196 Willow Tree Lane for \$520.00 was considered and unanimously approved.
2. A proposal from El Plantio Landscape to plant the corner of Oak Bluff Pl and Oak View Ln. for \$567.20 was considered and unanimously approved.

2nd OWNER FORUM: There was brief discussion regarding the new management software and member portal. It was explained that the "blast email" notices will be sent out as soon as management is able to activate that function.

NEXT MEETING: Thursday, August 21, 2025 at 5:30 PM virtually via Zoom.

There being no further business to come to the Board, the meeting was adjourned at 6:45 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.