

HIDDEN TRAILS COMMUNITY ASSOCIATION

The next meeting of the Members and Board of Directors will be held
January 15, 2026 Virtually through Zoom

At 6:00 PM

2nd CALL OF THE ANNUAL MEETING OF MEMBERS

<https://zoom.us/join>
Meeting ID: 844 8636 1821
Passcode: 434989
Dial in: (669) 900-6833

AGENDA

1. Registration of Members
2. Certification of Quorum (**REDUCED 20% = 59 ballots**)
3. Call meeting to order
4. Introduction of Board of Directors
5. Approval of Prior Annual Meeting Minutes
6. Inspector of Elections
 - A) Number of Seats to be filled **(3)**
 - B) Terms of Office **(2 yrs.)**
 - C) Nominations from the floor
 - D) Close of Nominations
 - E) Statements by Candidate(s) - *Optional*
 - F) Cast Ballots
 - G) IRC Sections 70-604
7. Presidents Report – *Optional*
8. Treasurer/Financial Report - *Optional*
9. General Discussion
10. Announce results
11. Adjournment

DIRECTORS ORGANIZATIONAL MEETING

1. Call meeting to order
2. Open the meeting for nominations for President, Vice President, and Secretary/Treasurer.
3. Close the nominations and conduct the election of officers
4. Announce the results of the election
5. Approve management to sign operating checks
Approve Minutes and Financials
6. **Executive Session**
7. Adjourn the meeting

HIDDEN TRAILS HOA

NOTICE OF ANNUAL MEETING & ELECTION OF DIRECTORS

To be held on:

December 16, 2025, at 6:00 PM

Location: Online Via Zoom

<https://www.zoom.us/join>

Meeting ID: 844 8636 1821 Passcode: 434989

Or Join by Cell Phone: 669-900-6833

Meeting ID: 844 8636 1821# Passcode: 434989#

Dear HIDDEN TRAILS HOA Member,

The Annual Meeting of the members will be held on **December 16, 2025**, at **Online Via Zoom**. The meeting will convene at **6:00 PM**; please ensure you are present prior to the scheduled start time. The **purpose** of the meeting is to elect **THREE (3)** member(s) to the Association's Board of Directors for a term of **TWO (2)** year(s) and to address any additional business matters duly presented for consideration.

The quorum requirement, as set forth in the Association's Bylaws, mandates that TWENTY-FIVE PERCENT (25%) of the total voting power of the Association (73 members) be present, either in person or by ballot, for the election to take place.

PLEASE NOTE: If quorum is not attained the board **may** call a subsequent membership meeting at which time the minimum quorum will be 20%.

Each member of the Association has the right to cast one (1) vote per separate interest owned for each matter submitted to the owners for a vote. Please note that each director vacancy counts as one matter. The Association's Bylaws allow **cumulative voting** for election to the Board of Directors — you may split your votes among the candidates or allocate all votes to a single candidate.

If provided, information about the candidates is included on the attached pages.

WHY IS IT IMPERATIVE THAT I PARTICIPATE?

The State of California requires that elections within your community be conducted annually and in accordance with your governing documents. As a member of this Association, you have the right to vote — but failure to vote does not remove the Association's responsibility to hold elections. If quorum is not reached, additional mailings and meetings will be required, resulting in added costs to you, the member.

Your participation helps keep costs down and ensures your Association operates smoothly. Please exercise your right and obligation to vote.

Inspector of Elections

The Board has appointed HOA Elect CA, LLC as the Inspector of Election. A Special Election Webpage has been set up for your convenience at www.HOAElectCA.com/associations/hthoa25

Online you can view candidate statements (if provided), view election rules, find voting instructions, confirm the meeting date and time, and, if needed, request a replacement ballot.

If you have any questions regarding this notice, please call HOA Election Professionals at: 855-701-VOTE (8683) or via email at Support@HOAElectCA.com.

We thank you in advance for your participation.

Warm Regards,
HOA Elect CA, LLC
On Behalf of The Board of Directors

November 12, 2025



**OFFICIAL IRREVOCABLE BALLOT
FOR THE ANNUAL MEMBERSHIP MEETING OF THE
HIDDEN TRAILS HOA**

Voting Instructions: You have a maximum of THREE (3) vote(s). Cumulative voting may be used therefore you may cast all votes towards one candidate or split them amongst the candidates. The total number of votes may not exceed THREE (3) vote(s) in total. Ballots attempting to cast more than THREE (3) vote(s) will be invalid and the ballot will be used for quorum purposes only.

***PLEASE NOTE:** The rules governing this election may be found here: www.HOAElectCA.com/associations/hthoa25

[1] Execute Votes for Director Candidates

Indicate #
Of Votes

<p>➤ MATTHEY HARREL</p> <p>➤ KRISTINA LEMAY</p> <p>➤ JAMIE PARTUSCH</p> <p>➤ CHRIS THORTON</p>	<input style="width: 40px; height: 25px;" type="text"/> <input style="width: 40px; height: 25px;" type="text"/> <input style="width: 40px; height: 25px;" type="text"/> <input style="width: 40px; height: 25px;" type="text"/>	<p>➤ WRITE IN _____ <input style="width: 40px; height: 25px;" type="text"/></p> <p>➤ WRITE IN _____ <input style="width: 40px; height: 25px;" type="text"/></p> <p>➤ WRITE IN _____ <input style="width: 40px; height: 25px;" type="text"/></p>
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[2] Tax Resolution: HIDDEN TRAILS HOA and its general members hereby resolve that the Board of Directors shall be provided the authority to determine the disposition of excess operating funds (if any), at the end of the fiscal year, to either be applied toward the next year's operating budget in an effort to maintain the level of assessments or transfer the excess funds into the Association's Reserve fund. This resolution is consistent with the Association's income tax filing as an exempt homeowners' association pursuant to Internal Revenue Code Section 528.

_____ Yes, I approve of the Tax Resolution _____ No, I disapprove of the Tax Resolution

**Please Follow the Voting Instructions Carefully and Return the Ballot to the Inspector of Elections
by Mail No Later Than 1:00 PM on December 16, 2025 to be Counted.**

HOW TO MAIL YOUR BALLOT:

Place this completed SECRET BALLOT in the Envelope Marked SECRET BALLOT ENVELOPE #1

Place the Envelope Marked SECRET BALLOT ENVELOPE #1 inside the pre-addressed ENVELOPE #2

Sign your name in the provided location on the pre-addressed Envelope #2

END OF VOTING
HIDDEN TRAILS HOA

HIDDEN TRAILS HOA

CANDIDATE STATEMENTS

MATTHEY HARREL – I have lived here in the Hidden Trails neighborhood since 2011 and I still enjoy this neighborhood. Because I live here I want to take care of this neighborhood. To that end I have served as the board president for the last term to help run the HOA along side my other two board members. I am happy to serve another term and keep the HOA running to the best of my abilities. The long term project I would like to see completed is the review of our bylaws and rules to bring them in line with CA state laws. I would love to have input from the membership to help guide the revision of those documents. Please feel free to log on for the HOA meetings on zoom and tell us what you think should be changed or what you think works well.

KRISTINA LEMAY – I am a current Board Member and also on the Design Review Committee. I worked at Costco as their Inventory Auditor for over 30 years. I am now retired. I love my dogs, working in my yard, home decorating and playing Pickleball.

My husband and I are original owners and as I watch our community age, I recognize the importance of improving and preserving our common areas and other resources amid the challenges of rising costs. I want to be a part of keeping our neighborhood the beautiful community that brought us here as homeowners to begin with.

JAMIE PARTUSCH - I have lived in San Diego county for 38 years. I am a registered nurse of 22 years and I have done several medical mission trips overseas. I enjoy the outdoors, hiking and spending time with my family. I have experience managing care for others and I have excellent communication and organization skills. I believe in taking care of what we own and I take pride in keeping my home and community a safe and enjoyable environment. My vision is to make our community safe, clean and welcoming. I feel my organization experience and attention to detail would be a valuable asset to our community.

CHRIS THORTON - My name is Chris Thornton. I want to start by saying it has been an honor to serve as your Hidden Trails Community HOA Secretary/Treasurer for the last two years. I've genuinely enjoyed getting to know more of you, listening to your concerns, and working with others on the board to find fair, reasonable solutions that keep our community beautiful.

If re-elected, I'll continue to advocate for transparency, responsible budgeting, and thoughtful improvements that enhance both property value and quality of life. My goal is to keep our neighborhood a place we're proud to call home, one where communication stays open, and everyone feels their voice matters. Thank you for the opportunity to serve you, and for considering me again. I look forward to continuing the work we've started together.

END OF CANDIDATE STATEMENTS
HIDDEN TRAILS HOA

**HIDDEN TRAILS COMMUNITY ASSOCIATION
ANNUAL MEETING OF THE MEMBERSHIP
October 18, 2023
MINUTES**

NOTICE Upon due notice given and received, an Annual Meeting of the Hidden Trails Community Association was held on October 18, 2023, virtually through Zoom.

CALL TO ORDER The Annual Meeting was called to order at 6:02 pm.

DETERMINATION OF QUORUM Shawn Clay, the Inspector of Election from CAelectHOA, announced that a quorum of 25% of the voting power had been reached. 89 ballots had been received.

NOMINATIONS In accordance with the Association's adopted election rules, nominations from the floor of the meeting are permitted. A call for additional nominations was made. No nominations from the floor were received.

VOTING It was noted that cumulative voting was permitted.

CLOSE POLLS The Inspector announced the polls were closed at 6:03 pm. No additional ballots were accepted.

REPORT OF BALLOT INSPECTOR The Inspector opened the envelopes, tabulated the votes and reported the following results:

<u>CANDIDATES</u>	<u>VOTES</u>
Matthew Harrel	47
Charlotte Kutilek	37
Kristina Lemay	45
Mary Lytch	23
Brian Swanson	26
Chris Thornton	67

WRITE-IN CANDIDATES VOTES
No candidates were written in on the ballots

<u>DIRECTORS</u>	<u>TERM</u>
Chris Thornton	2023
Matthew Harrel	2023
Kristina Lemay	2023

<u>IRS 70-604</u>	<u>VOTES</u>
In Favor	80
Opposed	5
Abstain	0

<u>ANNUAL MINUTES (2021)</u>	<u>VOTES</u>
In Favor	85
Opposed	0
Abstain	0

OPEN DISCUSSION An Open Forum to allow for discussion from the homeowners was conducted.

ADJOURN The meeting was adjourned at 6:50 pm.

Secretary

Date



HOA Elect CA.com

Inspectors of Elections

www.HOAElectCA.com | Support@HOAElectCA.com | 855-701-VOTE (8683)

HIDDEN TRAILS COMMUNITY ASSOCIATION

Report of Inspectors of Election and Annual Election Results for 2023

I, the duly appointed Inspector of Election at the Annual Meeting of Members of Hidden Trails Community Association (a California nonprofit mutual benefit corporation), held on October 18, 2023, do hereby report as follows:

1. The number of Members in good standing and entitled to vote on matters reported below was 291.
2. The first attempted meeting occurred on October 18, 2023, where the quorum requirement was met.
3. I received 89 returned ballot envelopes and one member was present.
4. Upon reviewing the ballot envelopes I determined FOUR ballot envelopes were invalid due to no signature.
5. Upon opening of the ballots I determined that all remaining ballots were cast correctly and deemed valid.
6. I determined the number of memberships entitled to vote and the voting power of each, the authenticity, validity, and effect of ballots, and determined all challenges and questions in any way arising out of or in connection with the right to vote.

At the meeting, there were **THREE (3)** open seats to be voted on for a term of **TWO (2)** years.

The elected Directors to a term of **TWO (2)** years are:

Chris Thronton - Matthew Harrel – Kristina Lemay

Please review the following tabulated results in accordance with California Civil Code §5120(b)

Candidate	Votes
Matthew Harrel	47
Charlotte Kutilek	37
Kristina Lemay	45
Mary Lytch	23
Brian Swanson	26
Chris Thronton	67
James Lund (Write In)	3

Tax Question	Votes
YES	80
NO	5
ABSTAIN	0

I certify and declare that I/We have performed all duties impartially, in good faith, to the best of the inspector of election's ability, as expeditiously as is practical, and in a manner that protects the interest of all members of the association.

Shawn P Clay
Principal Inspector of Elections
HOA Elect CA, LLC


Signature

Hidden Trails

Balance Sheet For 11/30/2025

Assets

Morgan Stanley	\$104,073.96
Alliance Association Bank Operating	\$441,694.01
Alliance Association Bank Reserve	\$227,948.68
Accounts Receivable	\$68,360.28

Total Assets

	<u>\$842,076.93</u>
Total Assets	<u>\$842,076.93</u>

Liability

Accounts Payable	\$19,536.18
Construction Deposit	\$9,308.36
Prepaid Assessment	\$20,157.95
Owner Refund	\$175.00

Total Liability

\$49,177.49

Equity

Fences & Walls	\$149,824.67
Mailbox Reserve	\$40,141.61
Paved Surfaces	\$74,578.44
Signage	\$57,351.19
Landscape & Irrigation	\$60,052.60
DG Trail	\$143,286.53
Gates	\$21,051.30
Monuments	\$32,497.46
Concrete Benches	\$1,249.88
Interest Reserve Account	\$3,931.54
Contingency	\$23,253.32
Retained Earnings	\$171,115.85
Net Income	\$14,565.05

Total Equity

\$792,899.44

Total Liabilities / Equity

\$842,076.93

Hidden Trails

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
41100 - Owner Assessments	40,740.00	40,740.00	-	244,435.00	244,440.00	(5.00)	488,880.00
41400 - Late Fee Income	420.00	-	420.00	654.00	-	654.00	-
41600 - Interest Income,	9.03	-	9.03	56.76	-	56.76	-
41650 - Interest Income - Reserve	215.44	-	215.44	947.11	-	947.11	-
42099 - Architectural Fee	(175.00)	-	(175.00)	(350.00)	-	(350.00)	-
43200 - CC&R Violations	-	-	-	500.00	-	500.00	-
43300 - NSF Check Fee	30.00	-	30.00	100.00	-	100.00	-
Total Income	41,239.47	40,740.00	499.47	246,342.87	244,440.00	1,902.87	488,880.00
Total Income	41,239.47	40,740.00	499.47	246,342.87	244,440.00	1,902.87	488,880.00

Operating Expense

Expense							
50100 - Bank Service Fees	205.00	-	(205.00)	335.00	-	(335.00)	-
50200 - Bad Debt	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
50300 - Management Fees	3,625.00	3,625.00	-	21,750.00	21,750.00	-	43,500.00
50500 - Legal Services	1,212.75	1,250.00	37.25	7,795.05	7,500.00	(295.05)	15,000.00
50550 - Legal Receivable	-	-	-	(570.50)	-	570.50	-
50600 - Audit / Tax Service	-	108.33	108.33	-	649.98	649.98	1,300.00
50700 - Office Expense	43.25	200.00	156.75	1,043.33	1,200.00	156.67	2,400.00
50800 - Postage	32.77	291.67	258.90	368.89	1,750.02	1,381.13	3,500.00
50900 - Printing	140.10	291.67	151.57	597.00	1,750.02	1,153.02	3,500.00
50950 - Election Services	-	166.67	166.67	1,542.14	1,000.02	(542.12)	2,000.00
51100 - Insurance	-	833.33	833.33	-	4,999.98	4,999.98	10,000.00
51300 - State & Federal Taxes	-	20.00	20.00	-	120.00	120.00	240.00
51450 - Web Portal	20.00	-	(20.00)	120.00	-	(120.00)	-
51500 - Miscellaneous	-	25.00	25.00	-	150.00	150.00	300.00
51700 - Meeting Room	-	8.33	8.33	-	49.98	49.98	100.00
51750 - Social Expense	-	66.67	66.67	-	400.02	400.02	800.00
60100 - Landscape Maintenance	15,515.00	16,287.50	772.50	77,575.00	97,725.00	20,150.00	195,450.00
60200 - Extra Landscape Service	-	500.00	500.00	2,189.03	3,000.00	810.97	6,000.00
60250 - Irrigation Repairs	763.43	500.00	(263.43)	7,991.35	3,000.00	(4,991.35)	6,000.00
60300 - Tree Expense	-	291.67	291.67	-	1,750.02	1,750.02	3,500.00
60800 - Water Expense	15,032.25	10,864.58	(4,167.67)	87,155.66	65,187.48	(21,968.18)	130,375.00
60900 - Gas & Electric	62.76	291.67	228.91	554.62	1,750.02	1,195.40	3,500.00
61000 - Common Area Maintenance	-	83.33	83.33	1,700.00	499.98	(1,200.02)	1,000.00
61100 - Backflow Testing	-	41.67	41.67	-	250.02	250.02	500.00
61200 - Weathertrack Satellite	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
81000 - Reserve Allocation	4,326.25	4,326.25	-	21,631.25	25,957.50	4,326.25	51,915.00
Total Expense	40,978.56	40,740.01	(238.55)	231,777.82	244,440.06	12,662.24	488,880.00

Hidden Trails

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	40,978.56	40,740.01	(238.55)	231,777.82	244,440.06	12,662.24	488,880.00
Operating Net Total	260.91	(.01)	260.92	14,565.05	(.06)	14,565.11	-
Net Total	260.91	(.01)	260.92	14,565.05	(.06)	14,565.11	-