



**HIDDEN TRAILS COMMUNITY ASSOCIATION, INC.**

**Annual Meeting of the Members  
Tuesday, November 14, 2023  
6:00 p.m.**

**MINUTES**

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**Attendance**

Tracy Sullivan, Community Manager, CCMC; Karla Aguilar, Lifestyle Director, CCMC; Michelle Matula, Administrative Coordinator, CCMC; Pauline Irwin, Community Standards/Design Review, CCMC; Amy Atkins, Vice President – Community Operations, CCMC; Sara Huff, Sr. Vice President – Community Operations

**Call to Order**

The Hidden Trails Community Association Annual Meeting was called to order at 6:10 p.m. (motioned by Andrea Friend, HT resident). Betty Karsh, HT resident, motioned to approved the 2022 Annual Meeting Minutes.

**Management Overview**

Tracy Sullivan presented the Management Overview which included 2023 Recap, and 2024 Forecast and Approved Budget. Tracy also addressed year-to-date financials, build-out update, assessment increase and Developer Loans coming due beginning in 2024..

**Lifestyle Overview**

Karla Aguilar presented the Lifestyle portion of the Management Overview which included the number of events that were successful in 2023 year-to-date and plans for 2024 events. Sign ups were announced for various groups/committees in 2024.

**Q&A**

Pre-submitted Q&A handouts were provided to attendees but not all items were discussed during the meeting. Amy Atkins offered to conduct a Town Hall Meeting in January to address concerns regarding the Developer Loans, assessment increases for 2024, and financial accuracy of the monthly reports.

**Adjournment**

A motion from the floor was made to adjourn the meeting at 7:06 pm (motioned by Ron Smith, HT resident). Raffle drawings took place intermittently during the meeting and immediately after the meeting adjourned.