HIDDEN TRAILS

Hidden Trails Community Association, Inc.

2023 Annual Meeting Pre-Submitted Questions

**Submitted questions have been summarized to accommodate relative submissions. Answers provided in blue.*

Miscellaneous/Administrative

Administrative cost - need a cost break down of employees positions and amount they are paid. CCMC is the management company for the Association and provides staff to your community. CCMC does not disclose individual employee salary rates.

Financial Reports - Financial Reports are posted for each quarter. Data provided reflects current month, and year-to-date values. Since report is updated every three months, but only includes incremental values for one month, no data is provided for the other two months of each quarter, creating a blind spot in reporting transparency. How can visibility into the incremental activity during each quarter be improved? Financial reports will now be provided monthly via the community website at www.hiddentrailslife.com under RESIDENTS> FINANCIALS will be available after the 20th of the following month. For example, October financials will be available after the 20th of November.

Where does the money go from the late fees and the processing fees? The late fees and interest go back into the Association's operating expense account. The delinquency administrative fee goes to CCMC for the handling of delinquent accounts. That is a hard cost to the Association.

Is there anything the Hidden Trails community can do to get Stahl Road resurfaced from Mustang Vista south? Contact the Comal County Roads Department at (830) 608-2090 or contact2@co.comal.tx.us to inquire. There may be plans already in place for this project.

25% selling fee – not disclosed to purchaser before closing – why? The fee is .25% and is a requirement to be included in resale information provided to title companies as well as public on the community website at www.hiddentrailslife.com under the RESIDENTS> ORDER A RESALE tab and located in the governing documents under RESIDENT>DOCUMENTS>COMMUNITY DOCUMENTS>Community Enhancement Covenant (see Article 2.4.4)

We pay extraordinary high taxes – our rates should not increase…especially if our park is public. Why do we pay to maintain it? If the question is related to property taxes, the Association does not hold jurisdiction over any taxes for residential property. The Association is legally obligated to pay county taxes to Comal each year as well.

I have heard there's a rate increase with dues. With new houses being built, it's increasing the dues coming in. Why the increase? Assessments will likely increase during the Development period but is determined year to year. In past years, Developer subsidy has decreased because residents will need to be self-sufficient financially. Beginning in 2024, the Developer's financial contributions are not included in the operating budget and will be considered on an as-needed basis. What will be included in the 2024 budget under expenses is loan re-payment due to the developer for contributions made to the Association in 2017 and 2018.

At least one pool should remain open as weather allows…swim at your own risk; lap pool for fitness purposes. The board will consider options for this for next pool season. However, there are costs involved which need to be justified by the participation of pool patrons.

Combination tennis/pickle ball court should be added next to the lap pool to stay current with other neighborhoods. This concept has been submitted via the NAC (Neighborhood Advisory Committee) for consideration. Once a proposal has been presented to the board for consideration, discussions will take place. Keep in mind the community is more than 6 years old. The original development plans for Hidden Trails did not include additional sports-related amenities.

The pool monitors are entirely ineffective. Why are they needed if they do not enforce the rules? This could be a budget savings. Pool monitors are a necessary contract for the community. Unfortunately, the last contracted vendor did not work out as planned. We are currently in the bidding season for 2024.

Is Pool 2 to serve all of the new builds going on or will there another pool out that way? Pool 2 was the last planned amenity for Hidden Trails and is for all residents in the community.

We need more lounge chairs at Pool 2. People tend to hoard them and several have disappeared. We plan to purchase additional chairs/furniture for pool season 2024.

Are there any plans to add more exercise equipment in our fitness center…or expand the fitness center….or add another one? There are no plans to expand the current fitness center or add another fitness center. We will take the purchase of additional exercise equipment into consideration.

When will the fishing pier be repaired? It's now an eye sore and was a draw to our neighborhood as a community feature. We do not have a timeline to provide to residents at this time. However, it is a high priority project and will be completed as soon as possible. This may go into early 2024.

Can the drain for the tunnel under the road be fixed to redirect water/mud? Yes, work to elevate the walking path in that area was attempted before to resolve the drainage problem. We will look into other options in this open-space project.

General information on the architectural modification committee (AMC) members. Local, residence? Hidden Trails is under Declarant Control. At this time, members of the ACC are representatives of Lennar.

Please provide a brief overview of the Community Enhancement Covenant, Community Enhancement Fee, Community Investment Fund, Community Enhancement Fee Report, and the annual schedule of Community Enhancement Fee receipts and disbursements. Information on all of the above may be found in the governing documents, Community Enhancement Covenant (see Article 2.4.4). If a more in depth, explanation is needed please reach out to the community manager, Tracy Sullivan to set up an in-person meeting.

Please report on how compliance with section 2.4.3 of the Community Enhancement Covenant has been met. Financial reports are provided monthly via the community website at www.hiddentrailslife.com under RESIDENTS> FINANCIALS will be available after the 20th of the following month. If a more in depth, explanation is needed please reach out to the community manager, Tracy Sullivan to set up an in-person meeting.

The format and content of the posted financials with regard to the Community Enhancement Fund appear to be inconsistent and difficult to interpret. Please provide annual summary of Community Enhancement Fee receipts and disbursements for 2020, 2021, 2022 and year-to-date for 2023, including carryover from year to year, and cumulative balances at each year end. Please summarize purpose and benefit of expenditures. Financial reports are provided monthly via the community website at www.hiddentrailslife.com under RESIDENTS> FINANCIALS

will be available after the 20th of the following month. If a more in depth, explanation is needed please reach out to the community manager, Tracy Sullivan to set up an in-person meeting.

Is there a limit to the # of investment homes within Hidden Trails? The governing documents for Hidden Trails do not currently contain any cap on rental properties.

Will you post a report on the HT website of all topics covered today? (I don't think that happened after last year's mtg but prior years are there). Yes. A copy of the presentation, Q&A, and meeting minutes will be made available on the community website under RESIDENTS>DOCUMENTS. Copies of previous years are in archives under RESIDENTS> DOCUMENTS.

What have been the biggest cost increases to the HOA? Landscaping maintenance as the newer phases come online, Pool maintenance, Pool monitors, and Lifeguards (beginning 2024) for 2 pools, Insurance, and Developer Loans.

Common Areas/Community Standards

Park expenses – who pays the upkeep of the "public" park including the stocking of fish? The Association is responsible for maintenance to all parks. Neither of the park amenities are designated as public. They are privately owned by Hidden Trails.

The sidewalks on Companion Loop are not ADA compliant and are a danger to pedestrians, kids riding bikes and are not wheelchair accessible and are a liability for a gross negligence suit if someone gets injured. They need to be leveled. This has been forwarded to Land Development for review and explanation.

Where no signs are posted, speed limit is assumed to be 30 mph. At this speed, there is no time to stop for a child running in to the street or a pedestrian crossing. I urge the board to consider posting speed limit signs within the neighborhoods. Street signs are determined by the County. The Association does not have jurisdiction over public streets. Residents are encouraged to contact the Transportation Department to make a request for consideration.

Can the trees be planted directly in front of the 30 mph speed limit signs be moved back 20 ft or moved? Cars drive dangerously fast down Mustang Vista. If this 30 mph sign was more visible it would certainly help slow down drivers. Based on where they planted the trees, it will be 10 yrs before we can see the sign clearly. We will not be able to move the trees along the boulevard without a guarantee they will survive. However, a request can be made for Comal County to reconsider placement of the signs. In the meantime, we will look into how visibility may be increased.

Concerned about the amount of vehicles allowed to be parked along the street. The streets within the neighborhood are narrow and the amount of vehicles allowed to park on the road make it a hazard. Is it permissible for cars to be parked on the streets of our community overnight? If not, what is being done to monitor/enforce this situation? This is an increasingly common occurrence in many communities that is very difficult to enforce as an Association. From time to time, we include neighborhood reminders about parking courtesy. Without dedicated manpower solely for parking standards, parking violations are addressed (expired tags, inoperable vehicles, etc.) on a case by case basis.

When will trail behind the playground be put back together for residents to use? We do not have a determined timeline to share at this time. Once that information is made available to onsite staff, we will share in the community newsletter.
Fencing, barriers or signage preventing/prohibiting entry into utility easements by persons or vehicles should be added. There are several dirt bikes and ATVs entering the area between Green Brush Ct & Silent Dusk Ct. We will look into adding signage, however, because it is an easement, access cannot be blocked. The Association has posted reminders in the newsletter regarding these areas being off limits and is trespassing.

Dogs getting loose and barking has become super high. There are restrictions in the governing documents that state pets must be confined within the home or property fence. Enforcement is difficult regarding these cases without picture/video proof of the complaint. Excessive barking, although a nuisance, should first be addressed with the pet's owner.

Is the HOA planning to paint cross walks on Mustang Vista crossing the street to the playground / park and also crossing Stahl? Not at this time. Streets in the community are public which means the County would be the deciding authority over painting cross walks.

Will you be installing more street lights along Mustang Vista? There are currently no plans to add more lighting apart from what has been pre-determined by the county and CPS. As the community continues to develop, there may be more lights but no guarantee as this is not determined by the Association.

Declarant Board/Developer

What are the requirements for updating policies? What is the requirements for addendum to an existing policy? Exterior lights policy? The Community is currently under Declarant control. The Declarant board may amend policy with a majority vote. Once the community is turned over to residents governing document amendments would require a 67% majority vote of the members. There is not an existing exterior lights "policy", rather, they are addressed in the current design guidelines for Hidden Trails. An exterior lights policy can be implemented by a majority vote of the board of directors.

What is the requirement for becoming a member of the AMC? The board would have to approve resident members to be part of the current ACC (Architectural Control Committee).

Can the AMC provide better explanation in their letters of denial. Specify what was actually was the problem that led to the denial. Absolutely.

Are there plans to fence the front of the infinity pool? Have seen many teens jump over the wall. There are currently no plans to fence in the infinity pool. There has been witnessed people climbing over the wall and over the chained fence. We will look at possibilities for deterring this behavior, however, nothing is full proof.

Board membership- Please confirm that the Declarant retains sole right to appoint and remove two-thirds of the Board through expiration or termination of the Development Period (01/20/2047), per Master Covenant, section 3.4. This is correct. The Declarant has that right.

I would like to ask the board to consider adding a toddler friendly play area maybe by the new pool. The developer has no plans to add additional features or structures to the community amenities. This may be something to consider once the community has been turned over to resident control.

What can the developer (Lennar) do to better control the speed of traffic on Mustang Vista? (Most of the speeding truck traffic past Hark certainly appears to be contractors working for Lennar.) More speed signs are needed and it seems like Lennar could easily inform their contractors that adherence to the speed limit in the development is expected. Speed limits and signs are determined by the Comal County Roads Department. A speed study has been conducted twice since the inception of the community. Both times, the Hidden Trails Neighborhood Advisory Committee spear-headed these efforts. The Association has placed "Slow Down" signage along the boulevard, however, we are not able to regulate speeding. Residents are urged to contact the County to share their concerns.

Reconsider holiday lights/decorations time frames. Would like to offer the following as a compromise to Christmas decorating times. Many people have the Friday after Thanksgiving off and like to start then. Also a lot of people are out of town during the holidays, before or after Christmas. Suggest that Friday to start and end 10 days after Christmas day. The board will take this into consideration. If there is a change to the current policy, residents will be notified and new documents added to the community website.

Builder Construction-Related

Many drivers, especially contractors, continue to exceed the speed limits. The sight lines at intersections on Mustang Vista are obstructed by trees, shrubs. For residents encountering construction vehicles speeding in the community, we urge them to contact the Comal County Sheriff's Office and request a patrol visit to the area where the occurrences happen frequently. We are in constant communication with the construction crews. There are over 1000 construction workers on a daily basis which makes the task more difficult to determine who to contact. To help combat this, we will have our landscaping company look at what landscaping can be cut back or minimized along Mustang Vista.

Design Guidelines - The Design Guidelines appear to apply to both Homebuilder and Owners. (Section IV, Paragraph B. Responsibility) Is that correct? This is correct.

Examples of requirements that apply to Homebuilder:

- Design Guidelines Section V. Site Planning, paragraph D. Sidewalks, Front Walkways, and Steps/Retaining Walls
- Design Guidelines Section V. Site Planning, paragraph H. Lot Drainage

Where do owners report non-compliance by Homebuilder with Design Guidelines requirements? Residents may report any non-compliance issue to the on-site office.

Who has compliance responsibility and enforcement authority with regard to Design Guidelines requirements that apply to Homebuilder? Prior to building construction, design plans are submitted and approved through Lennar Land. The Association has no involvement with builder constructer designs. Once a property closes the Association does compliance enforcement with the current owner.

What will you do to better control the trash that is blown amidst the homes? This is difficult to determine with regards to where the trash is coming from. Inclement makes this a challenge as well. If it appears to be builder-related, residents are encouraged to take and send photos to onsite staff to pass along to the builder construction management.