

Hidden Meadows Community Sponsor Group

Covering the area bordered by Escondido, I-15, Valley Center, & Circle R

Thursday, March 26, 2026 at 7:00 p.m.

FINAL MINUTES

- 1) CALL TO ORDER: Bret Sealey, Chairman, 7:00 PM
- 2) ROLL CALL: Rhia, Van Liew, Delin, Cook, Chagala; Present: Michalowski, Richman excused absence.
Quorum established.
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES:
Motion to approve September 25, 2026 minutes by Chagala, Second by Rhia, passes 6 yea, 0 nay.
- 5) OPEN FORUM: attendees may speak on any subject not covered by this Agenda.
Bob (local resident) shared his concern regarding the current state of Bolder Oaks Golf Course and the rumors surrounding the potential sale and development of the property for additional housing. The group members shared their current understanding of the potential use of the Rim Rock community as a secondary emergency exit along with the process that would need to be followed in the event a plan where to be submitted for review.
- 6) ACTION ITEMS:
 - a) County of San Diego Roadside Vending Draft Ordinance. The group noted that clarification is required on what "Stationary" means with respect to duration at a given site. The Chair will provide the feedback to the County.
- 7) ADMINISTRATIVE ITEMS:
 - a) County of San Diego, Department of Public Works tree removal at 9370 Circle R Dr, Escondido, CA 92026. Based on location of the tree, the group decided that discussion was not necessary.
 - b) San Diego County Street Lighting District Annual Assessment Rate. No increase in fees, so no action was taken.
 - c) Socially Equitable Cannabis Program - Final Program Environmental Impact Report and Response to Comments. Groups comments were included, no additional action needed.
 - d) Separate sale of Accessory Dwelling Units approval by County Board of Supervisors. This was approved and moving forward. Sealy outlined how an HOA would need to be established for sell of property.
 - e) Political Activity and County of San Diego Policy I-1. No campaigning or political discussion are permitted at sponsorship group meetings. Members were made aware and will self-regulate.
 - f) Outcomes from Quarterly Community Planning and Sponsor Group Chair Meeting held on March 14.
 - i) Chair reviewed meeting highlights:
 - (1) Housing plan is on track except for Low Income

(2) Subsidized housing would be deed limited to prevent resale and up pricing

(3) Vehicle Miles Traveled – Still no path forward

(4) Guaranteed Agricultural Land policy remains in place

(5) Senior and Started Homes are progressing

(6) Climate Action Plan – No significant progress

g) Election of Officers: Chair, Vice Chair, Secretary with a term ending January 28, 2027. The following officer slate was passed 6 yea, 0 nay:

i) Chair – Sealey

ii) Vice Chair – Chagala

iii) Secretary - Michalowski

h) Status of vacancies and appointment recommendations. Chair noted to those present that the HOA's could be made aware so people in the community could apply for the vacancies.

i) Compliance requirements update. Chair checking with County on Member compliance status. Form 700 needs to be completed if not already done.

8) SUB COMMITTEES:

9) Trails and Parks. Cook provided an update on the county park investigation for Hidden Meadows. Several properties were identified, but at present no path forward has been identified due to location or land owner engagement.

10) MEMBER COMMENTS:

None.

11) ADJOURNMENT: Meeting ends at 7:49 pm