

MEMO TO: Hidden Trails Architectural Committee

FROM: Lynda Coffman

DATE: January 23, 2003

SUBJECT: Minutes of the Hidden Trails Architectural Committee Meeting of January 7, 2003. Meeting took place at Cocoa's Restaurant, Escondido, CA.

PRESENT: Committee members Jon and Lynda Coffman, Flora Cunningham, and Brian Swanson

ABSENT: Angel Martinez and Connie Phillips

1. Meeting was called to order at 6:40 pm
2. Discussion: Screen/security door. Motion was made to utilize current approval standards established by Perry Cardoza for disappearing, security and screen door types, colors, etc.
3. Discussion: Visible potted plants & other minor violations; Committee discussed keeping the general spirit of neighborhood esthetics without hampering individual tastes. Some homeowners have received HOA violation letters. Architectural Committee is requesting an email report of complaints and/or violations from Hidden Trails HOA/Menas Realty prior to transmittal of letter so that committee member(s) can perform a perfunctory inspection to determine if the complaint/violation is valid. Committee will report back to Hidden Trails HOA/Menas Realty within 48 hours to confirm or question need for letter.
4. Discussion: Holiday decorations and banners. Committee discussed use of various types of holiday decorations. Preliminary guidelines were established to allow holiday decorations or occasion decorations that are typically displayed (visible from the street) for an extended period of approximately 45 to 60 days surrounding holiday or occasion.
 - a. Potted plants shall include poinsettias, holly, evergreen sprays, Easter lilies, palm fronds, etc.
 - b. Flags and banners referencing a holiday or occasion may also be displayed for the same period of time.
 - c. Lighting, religious displays, other holiday decorations may displayed for the same period of time.
 - d. If holiday or occasion displays are left visible more than 30 days after referenced holiday or occasion, Committee recommends a letter from HOA to remove display. Committee tabled motion and final approval for these guidelines until next meeting.
5. Committee advocates a "good neighbor" policy. Committee recommends HOA news letter continue to encourage submittal of applications, especially for items that can be viewed by neighbors. Less significant applications may be submitted to Committee without fees.

6. Motion was made and approved to submit receipt for snacks and beverage to HOA for reimbursement.

Meeting was adjourned at 7:45 p.m. The next meeting of the Hidden Trails Architectural Committee will be held on February 4, 2003 at 6:30 p.m. at Cocoa's Restaurant.