

**HIDDEN TRAILS HOMEOWNERS ASSOCIATION**  
**MINUTES OF THE QUARTERLY BOARD OF DIRECTORS MEETING**  
**September 4, 2003**

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**CALL TO ORDER**

The quarterly meeting was called to order at 6:05 p.m.

**PRESENT**

**Board Members:** PRESIDENT Erick Van Wechel, VICE PRESIDENT and SECRETARY/TREASURER Patti O'Neill. **ALSO PRESENT** were twelve (30) homeowners, including architectural committee members, and Julie Menas and Linda Sewyck presenting Menas Realty Company.

**HOMEOWNER FORUM**

A new homeowner in the orchards complained that furniture he left for the Goodwill was stolen from his driveway.

He suspects an employee of O'Connell landscape is responsible. He alerted all the homeowners to keep their garage doors closed at

All times. Lyon Homes and Menas Realty will notify O'Connell about the incident. The Board suggested that the homeowners start a newsletter committee to alert residents of future problems.

Karen Wilson was questioning the architectural guidelines. She said there was a discrepancy in the guidelines from the AC committee And the CC&R's. Menas will research and get back to resident.

Erick took the opportunity to explain the plot map and show the members the boundaries of Lyon Homes verse the city of Escondido. Erick will contact Lee Taylor for further verification. Erick will also call Jim Smith regarding the boulders for the gate access to prevent off road vehicles.

**APPROVAL OF MINUTES**

**Board Meeting Minutes**

**MSP** the board voted unanimously to approve as read the minutes of the June 5, 2003 Board meeting.

**Architectural Committee Minutes**

The minutes for the Architectural Committee meetings were not presented for review.

**FINANCIAL REPORT**

**Financial Statements M/S/P**

The June, July, and August 2003 financial statements were reviewed and approved.

The delinquency report was last updated in June. Menas will update the list to September.

**MANAGEMENT REPORT**

A current property inspection report and list of completed meeting action items was presented for review.

**NEW BUSINESS**

The Board reviewed the opening for a new Board member. (Vice president) and, all proxies were read the floor was open to new nominations. After the voting, 3 homeowners volunteered to count all votes. The volunteers were as follows: Karen Wilson, Brian Swanson and Flora Cunningham. The board announced the new Vice president as Stacy Taylor. The new Vice president of the Hidden trails Board of Directors. Menas will notify Stacy of his new appointment.

M/S/P -The planter bid from O'Connell was accepted. Menas will verify that there is to be no weed killer in the army care basins. Plant-Tek and O'Connell landscape will be contacted regarding the issue. M/S/P-Menas will send a letter to the Millot's denying approval for the green privacy screen in their back yard.

## **COMMITTEE REPORTS**

Connie, the chairperson for the Neighborhood watch committee reported that the picnic/meeting was a success. The committee elected a team member in charge of each street. The team member will contact each homeowner to inform them of their agenda, as well as to encourage resident suggestions and feedback.

## **ADJOURNMENT**

The meeting was adjourned at 7:50 p.m. The **next quarterly meeting** will be on Thursday, December 4, 2003 at 6:00 p.m.

- A **landscape walkthrough** is set for October 1, 2003.

**RESPECTFULLY SUBMITTED:**

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**SECRETARY**

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**DATE**