

**HIDDEN TRAILS**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**December 4, 2003**

The meeting was called to order at 6:00 p.m.

Present were:

<b>PRESIDENT</b>	<b>Erick Van Wechel</b>
<b>VICE-PRESIDENT</b>	<b>Stacy Taylor</b>
<b>SECRETARY/ TREASURER</b>	<b>Patricia O'Neill</b>

Also, present were 18 homeowners and Julie Menas representing Menas Realty Company.

**MINUTES**

After much discussion, the minutes of the September 4, 2003 meeting were approved as presented.

**FINANCIAL REPORT**

As of November 2003, the Association's total assets are \$99,551.06, which includes \$10,808.70 in reserves.

M/S/P – September/October/November financial statements.

**HOMEOWNER DISCUSSION**

Erick Van Wechel shared with the homeowners some of the current issues such as architectural procedures, getting city streetlights repaired and working properly, clearing brush in the common area, etc.

**COMMITTEE REPORTS**

Architectural Committee Report – Brian Swanson (Chairperson) will advise Board if there will be any vacancies on the Committee. This will be announced at the Annual Membership Meeting in June 2004.

Moved, Seconded, Passed–Connie Phillips, Jon Coffman, Flora Cunningham have stepped down from the Committee. Steve Waggoner and Toni Bufalini have been appointed to the Committee.

**Fire Safety Measures** – William Lyons Homes will verify ownership of the North side property and MRC will continue its diligence with brush removal.

Plant Tek – M/S/P – approved proposal for \$100/month for treating catch basins at areas #1 and #2.

**Rules Violation Report:** It was agreed that these forms must be signed by two neighbors and turned into MRC, who will send out these violations to the violating parties.

**MANAGER'S REPORT**

Reviewed all action items from the September meeting. All back flows have been tested.

**ADJOURNMENT**

The next meeting is scheduled for March 4, 2004 at 6pm.

The meeting was adjourned at 9:04 p.m.

Respectfully submitted,

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Secretary

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Date

