

**HIDDEN TRAILS**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**December 2, 2004**

The meeting was called to order at 6:10 p.m.

Present were:

<b>PRESIDENT</b>	<b>Brian Swanson</b>
<b>VICE PRESIDENT</b>	<b>John Lindsay</b>
<b>SECRETARY/ TREASURER</b>	<b>Joe Esther</b>

Also present were 9 homeowners and Julie Menas representing Menas Realty Co.

**HOMEOWNER FORUM**

Homeowner expressed concerns about the DG trails. They are very eroded. The Board explained that O'Connell Landscaping will make all necessary repairs by the end of next week. Stabilizer will be applied to the trails to prevent further eroding.

The wetlands at the end of Oak Valley Lane are being watered. Is this still necessary? It seems very well established. Menas to ask O'Connell Landscaping if they control this.

At the slope across from Ridgemont Circle a mudslide is covering the sidewalk. Menas to contact O'Connell Landscaping about this.

One homeowner suggested (2) "Not a through street" signs be installed on Hidden Trails.

One homeowner asked what the Board does and what the management company does.

**MINUTES**

The minutes of the September 2, 2004 Board of Directors meeting were approved as presented.

The Minutes of the October and November 2004 Architectural meetings were approved as presented.

**FINANCIAL REPORT**

As of November 2004 the Association's total assets are \$160,097.59, which includes \$29,087.62 reserves. This is an increase from last month's assets by \$1,820.21. The homeowners association is fulfilling the monthly reserves requirements.

The above information assures the Board has complied with Section 1365.5 (a) 1 through 5 of California Civil Code.

M/S/P Approved to appoint Brian Swanson and Joseph Esther to the Board. John Lindsay is Vice President, Brian Swanson is President, and Joe Esther is the Secretary/Treasurer.

Joe will contact Rita regarding the Silvergate Operating Account.

**DELINQUENCY REPORT**

The Board reviewed all delinquencies.

**MANAGER'S REPORT**

The Manager's report from last meeting was reviewed.

Menas to get a copy of the Reserve Study to Brian.

Menas to find out how to collect for fines.

Menas to send a copy of the walk through to all Board Members (December 1, 2004).

Menas to send a map of all common areas to all Board members.

Menas to send a list of contracts and date of expiration to the Board.

**Insurance**

CID Insurance policy for the Association was reviewed - \$6,440.50.

**Day Care**

Brian and Joe to visit the homeowner and discuss the situation with the homeowner.

Menas to follow up to make sure the Fire abatement hazard is done.

Eric from O'Connell Landscaping to put a sketch together and propose trees to screen the motor home at the corner of Ridgemont and Hidden Trails.

**DESIGN REVIEW COMMITTEE REPORT**

Now that the chairperson has been appointed to the Board, more members are needed on the committee.

Menas to include minutes with monthly billing statements.

Menas to follow up with Deborah Kornheiser regarding increasing to a 5-member Board.

**ADJOURNMENT**

The next meeting is scheduled for the 1<sup>st</sup> Thursday in January, January 6, 2005, in the Citrus Room at 6:00 p.m. Menas to put notice on the billing statement.

Menas to reserve the room. Send the package out.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

