

**Minutes of the Board of Directors Meeting
January 6, 2005**

The meeting was called to order at 6:00 PM

Present were:

President	Brian Swanson
Vice-President	John Lindsay
Secretary-Treasurer	Joe Esther

Also present were 10 homeowners and Julie Menas representing Menas Realty Co.

Homeowner Forum

HO inquiry as to why dues had not been reduced to about \$70 as was initially promised when his home was purchased. Menas will research this.

HO said a streetlight in the 500 block of Hidden Trails Road hasn't worked since it was installed. City has inspected it and determined that there are no electrical cables running to the structure. Menas is handling it and said it was a builder (Lyon) problem.

A second HO reported that another streetlight in the 3200 block of Hidden Estates also had the same problem. Menas will handle that one too.

HO requested a 'No Outlet' sign toward the west end of Hidden Trails Road. Motorists drive all the way through the development then have to turn around at the cul-de-sac at the east end of Hidden Trails Road. Feels the traffic is excessive and possibly dangerous.

HO also asked for a light in the area of the walkway between the Vineyards and the Meadows, as it is very dark.

HO reported that erosion around catch basin in the 3100 block of Ridgeline Place is becoming extreme and supplied a photograph showing some of the damage by a gate at the facility. Most of the water seems to be running down the maintenance road and into the basin. Menas said that Eric of O'Connell was handling the problem.

HO asked to whom he could turn his landscaping plans into. Brian Swanson handled.

There was discussion about the need to complete a Reserve Study.

HO question about how to handle a place in the fence where it joined a non-Hidden Trails property. Brian Swanson handled.

MINUTES

The minutes of the December 2, 2004 were approved as presented.

FINANCIAL REPORT

As of December 31, 2004, the Associations total assets were \$165,452.74 which included \$31,252.09 in Reserves. This is an increase of \$5,355.15 over last month's assets. The homeowner's association is fulfilling the monthly reserves requirements.

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

DELINQUENCY REPORT

The Board reviewed all delinquencies.

MANAGER'S REPORT

Julie Menas discussed/updated the December 2, 2004 Action List

Wetlands at the end of Oak Valley Lane

- Not O'Connell's area of maintenance.
- It is still unknown who is responsible for the watering of this area.

Reserve Study

- Brian Swanson has not received the copy of the Reserve Study he requested.
- Menas will get it to him ASAP

Request for attorney's advice on fine collection

- Not received by the Board.
- Menas will send it out.

Copy of December 2004 walkthrough to Board members

- Not received by the Board
- Menas will send it out.

Request for copies of all current Contracts

- Brian received a spreadsheet but it only contains contracts of one year or less in length.
- Needs all contracts, regardless of length.

- Julie Menas will send it out ASAP and added that it only affects washing machines and cable installations, neither of which involves Hidden Trails.

Fire Abatement Hazard

- Fires Department hasn't yet responded to Eric's request for information.

Screening of motor home from street view

- Board approved proposal subject to submission the requested sketch and its appropriateness.

Including Minutes with Billing Statement

- Done

Increasing number of Board Members from 3 to 5

- Based on attorney's input, the Board decided to not pursue this action.

Next Meeting

- Julie Menas will reserve the Citrus Room for the February meeting at 7PM.

Map of Common Areas

- No one got the map from Eric.

Property Inspection Report

Management

- Brian Swanson directed Julie Menas to have Eric cut the Hidden Trails lock at the access road below the monument at the community entrance. It is to be replaced with a lock the Association and Menas Realty has keys to.

Landscape

- Discussion about the lack of success in dealing with the DG trail problem.
- Julie Menas will contact the City of Poway who maintains an extensive trail system possibly similar in physical makeup to the ones in Hidden Trails.

Brow Ditches

- Ditches at Oak Valley Lane and at the east end of Hidden Trails road (between the Vineyards and the Meadows are full of mud.
- O'Connell will clean them out per Julie Menas.

Architectural Review Committee

- There are currently 12 violations for unapproved stacking walls within the community.
- The first four hearings for will be held before start of next month's HOA Meeting and will continue monthly until the issues are resolved.

ADJORNMENT

- The next meeting is scheduled for February 8, 2005 in the Citrus Room at 7PM.
- Architectural Violation hearings will begin at 6PM in the Citrus Room.

Meeting adjourned at 8:10PM.

Respectfully submitted,

Joseph Esther
Secretary

Date