

HIDDEN TRAILS COMMUNITY ASSOCIATION
Minutes of the Board of Directors Meeting
December 1, 2005

Present were:

President	Brian Swanson
Vice-President	John Lindsay
Secretary-Treasurer	Joe Esther
Property Manager	Kyle Remp
Menas Supervisor	Heidi Brock

The meeting was called to order at 6:35 pm.

Homeowners' Forum

HO: 3100 Sycamore Heights Place expressed concern about parking issues at Hidden Trails. His contention was that by having "work pick up trucks" parked alongside the curb outside his home, detracted from the value of his home. He asked the Board to take action by having this vehicle removed.

The Board and management responded by informing the resident that the streets in the Association are owned by the City of Escondido, and as a result, the Association cannot prohibit vehicles from parking on the street. Management conveyed that parking issues are abundant across all Associations.

The Board President mentioned that he would talk to the offending party to attempt to reach a compromise.

Action: The Board Directed Management to investigate parking policies of the City of Escondido.

Upon investigation of City policies, the Board will consider options for rule amendments regarding parking issues.

HO: mentioned that there is an ongoing problem with weeds and shrubs between Meadow Side and Ryan Park. It was unclear as to whose responsibility this area fell under. The weeds and shrubbery may present a fire hazard, and should be removed.

Action: The Board directed Management to get in touch with the city regarding portions of the area that fall under its jurisdiction. If any of the area is Association, or individual homeowner responsibility, advise as appropriate.

There was a general mention and discussion of the following issues during the homeowner's forum:

- Parking issues as they relate to Ryan Park: still cause of concern, but the city seems to be doing a better job with enforcement.
- A new high school may be considered for placement near Hidden Trails. Homeowners are encouraged to attend any forums or hearings conducted by the city to voice their concerns.
- A homeowner volunteered to begin designing a dedicated web site for Hidden Trails. Content would include calendars, newsletters, forms and reports, general information, and more.

Action: The Board directed management to attempt to procure electronic copies of the governing documents of the Association from the developer's attorney.

MINUTES

The minutes of the September 7, 2005 meeting were approved as presented

FINANCIAL REPORT

As of October 31, the Association's total assets were \$206,674.90 that includes \$98,043.46 in Reserves. This is a decrease of \$1,921.03 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 following parcel numbers are homeowners who are in delinquent status. A pre-lien letter has been sent and should these accounts remain delinquent on the first of next month, the Board of Directors authorizes Menas Realty Company to execute a lien against the property.

Parcel # 240-490-23-00

MANAGER'S REPORT

1. Reported that Eric Van Wetchel from Lyon Homes had been contacted regarding water bills that were charged to the Association by mistake. Management confirmed with the Board that reimbursement occurred.
2. Reported that neighborhood watch signs had been ordered and delivered to the Hidden Meadow areas.
3. New Way has put locks on all of the detention basins, and provided keys to those who needed them.

4. Henry Avocado's information was given to a homeowner for contact purposes.
5. Reported that Price Electric refused to update the bid with the requests made by the Board.

Action: management will seek additional bids on lighting the alleyways.

6. Reported that a violation regarding dogs was sent to an offending homeowner.
7. Reported corrections to a previous meeting's financials.
8. Confirmed that contact information sheets had been mailed to all residents.
9. Reported that the City of Escondido recommended that the Association hire a surveyor to determine specific ownership rights around the property.

Management also presented a spread sheet and responses to violation letters that were mailed out.

Committee Reports

Old Business

There was no outstanding business reported to conduct.

New Business

M/S/P – Management will investigate putting lights on mailboxes around the community, as some people are having a difficult time seeing at night. Lights will be solar powered and will need to be affixed permanently to the mailbox fixtures. There are approximately 10 mailboxes in need of lights.

Action: Report to Board water bill discrepancies. Why are some months higher than others? Is it due to increased rates or a possible leak?

Adjournment

- Kyle Remp will confirm the next meeting date and make the appropriate notifications.
- Meeting adjourned at approximately 8:45PM.

Respectfully submitted,

Joseph Esther
Secretary

Date