

**MINUTES OF THE HIDDEN TRAILS
HOME OWNER'S ASSOCIATION MEETING
October 10, 2007**

The meeting was called to order at 6:13 p.m.

Present were:

PRESIDENT	Jim McNair
VICE PRESIDENT	Bob Dunbar
SECRETARY- TREASURER	Jane Albo
PROPERTY MANAGER	Fabiana Lansner

Also present were 3 homeowners.

MINUTES

The minutes of the September Board of Directors meeting were approved.

FINANCIAL REPORT

As of September 2007, the Association's total assets are \$247,591.37, which includes 113,916.70 in reserves. This is a decrease of \$1431.95 from last month, August 2007. 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.

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. The APN's are as follows:

240-441-06-00, 240-460-30-00, 240-460-22-00, 240-461-09-00, 240-461-02-00, 240-500-23-00, 240-500-24-00.

HOMEOWNER DISCUSSION

No homeowner discussion.

OLD BUSINESS

Discussion included landscape problems and reviewing incoming bids from new landscape companies. Bids to correct the trail along Hidden Trails Road was addressed and it was suggested this be completed before the rainy season begins. The sign in the Meadows is still under construction.

NEW BUSINESS

It was suggested we review the reserve study to determine if the amount allocated to the upkeep the masonry walls is overfunded. Why was \$206.14 dollars taken from the reserve account to pay a landscape bill instead of the landscape account? It was noted that Account # 42012 of the Income Expense Report should be deleted, "Property Taxes". It was suggested we move the walk-through to the middle of the month so the collected information is current for the monthly home owners meeting.

MOTIONS:

- 1) Jim McNair moved we move \$50,000 from the Wamu MM funds to the Imperial Capital account and move the remainder of the Wamu funds to a Countrywide account, and move the La Jolla Bank Passport account to a Countrywide account. Bob Dunbar seconded. The motion was unanimously accepted.
- 2) Vice President Dunbar moved we move the seven listed APN's from pre-lien status to lien status. Jane Albo seconded. The motion was unanimously approved.
- 3) President McNair moved to accept the CID Insurance Bid provided the question is answered to the boards satisfaction and also decline the terrorism coverage. Bob Dunbar seconded. The motion was unanimously accepted.

ADJOURNMENT

The next meeting is scheduled for December 5, 2007.

The meeting was adjourned at 7:29 by a motion made by Jim McNair, seconded by Bob Dunbar and unanimously approved.

Respectfully submitted,

Secretary

Date

