

**MINUTES OF THE HIDDEN TRAILS
HOME OWNER'S ASSOCIATION MEETING
December 5, 2007**

The meeting was called to order at 6:01 p.m.

Present were:

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

Also present were 5 homeowners.

MINUTES

The minutes of the October 10 Board of Directors meeting were approved.

The minutes of the October 10 Executive Committee meeting were approved.

(see motions below)

FINANCIAL REPORT

As of October 2007, the Association's total assets are \$235,863.94, which includes 113,916.70 in reserves. This is a decrease of \$11,727.43 from last month, September 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.

M/S/P Approve APN #'s:

240-440-21-00

240-461-02-00

240-461-09-00

240-500-23-00

240-491-10-00

HOMEOWNER DISCUSSION

Homeowner discussion included the Oak Valley marsh area and how to keep it cut back and cleaned out for fire purposes, and discussion of landscaping issues.

OLD BUSINESS

Old business included discussion of trail replacement, landscaping issues and review of new landscaping proposals.

NEW BUSINESS

It was suggested we purchase a digital camera for Fabiana to document home owner violations and reminders.

The method of paying our insurance premiums was questioned, are we paying monthly or annually? Fabiana will check on this.

The water bill was questioned due to an increase from September to October, was this due to several reported leaks?

MOTIONS:

1. Jim McNair moved to approve the minutes from the October board meeting, Bob Dunbar seconded. The motion was unanimously approved.
2. Jim McNair moved to approve the minutes from the October Executive Committee board meeting, Bob Dunbar seconded. The motion was unanimously approved.
3. Jim McNair moved to accept the proposal from LaBahn to replace and repair the trail along Hidden Trails road, Jane Albo seconded. The motion was unanimously approved.
4. Jim McNair moved we accept the LaBahn proposal for landscape maintenance effective January 5, 2008, Bob Dunbar seconded. The motion was unanimously approved.
5. Jim McNair moved we approve purchase of a digital cameral for Fabiana to document home owner landscape issues, not to exceed \$250.00 in price, Bob Dunbar seconded. The motion was unanimously approved.

ADJOURNMENT

The meeting was adjourned at 7:44 p.m. by Jim McNair.

Respectfully submitted,

Secretary

Date

