

**MINUTES OF THE HIDDEN TRAILS  
HOME OWNER'S ASSOCIATION MEETING  
February 12, 2008**

The meeting was called to order at 7:30 PM by Jim McNair.

Present were:

<b>PRESIDENT</b>	<b>Jim McNair</b>
<b>VICE PRESIDENT</b>	<b>Bob Dunbar</b>
<b>SECRETARY - TREASURER</b>	<b>Jane Albo</b>
<b>PROPERTY MANAGER</b>	<b>Fabiana Lansner</b>

Also present were 12 homeowners.

**MINUTES**

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

**FINANCIAL REPORT**

As of December 2007, the Association's total assets are \$245,906.62, which includes \$142,351.72 in reserves. This is a decrease of \$1684.75 from last month, October, 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:

240-440-2100, 240-461-0200, 240-461-0900, 240-500-2300, 240-491-1000, 240-470-0500, 240-460-3000, 240-460-1700, 240-490-0200.

**HOMEOWNER DISCUSSION**

Homeowner discussed a neighbor disturbance problem, enforcement procedures to continue by the board. Homeowner had questions regarding the upgraded trail along Hidden Trails road. Homeowner requested attention be brought to plant growth blocking a drainage ditch. Homeowner requested attention be brought to a palm tree growing in the desalienation basin. Homeowner discussed view obstruction created by neighbor. Mosquito control was discussed. It was announced we have two new members on the DRC.

**OLD BUSINESS**

No old business was discussed.

**NEW BUSINESS**

The October fire insurance claim for \$11,749.00 was reviewed.

Discussion regarding a new irrigation system was brought up.

The board discussed the approval of a reserve study.

A request to Menas for a list of homeowners who have not submitted notice of completion letters was made.

The board discussed waiving the DRC fee.

Putting up a community board was discussed and instead a community web site was suggested.

**MOTIONS:**

1. Jim McNair moved to approve the minutes from the December 2007 board meeting, Bob Dunbar seconded. The motion was unanimously approved.
2. Jane Albo moved to approve McCaffery Reserve Consulting to conduct a reserve study, Bob Dunbar seconded. The motion was unanimously approved.
3. Jane Albo moved to approve the creation of a Hidden Trails web site and to pay the fees associated with the development and upkeep, Jim McNair seconded. The motion was unanimously approved.

**ADJOURNMENT**

The meeting was adjourned by Jim McNair at 8:52 PM.

Respectfully submitted,

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Secretary

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Date

