

**MINUTES OF THE HIDDEN TRAILS
HOMEOWNER'S ASSOCIATION MEETING
SEPTEMBER 9, 2008**

The meeting was called to order at 7:31 p.m.

Present were:

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

Also present were 12 homeowners.

MINUTES

The minutes of the April 4, 2008 were approved.
(See motion #1 below)

FINANCIAL REPORT

As of September 9, 2008, the Association's total assets are \$238,983.14, which includes \$115,647.32 in reserves. This is a decrease of \$2821.06 from last June 2008. 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.

Discussion included:

1. The recommendation by Menas to transfer \$20,000 from operating savings to be deposited into reserve.
2. The "Allowance for Doubtful Accounts" to recognize those accounts which are 90 plus days delinquent. If the board passes a motion to accept this recommendation, a journal entry will be prepared to write-off all the delinquent accounts which are over 90 days delinquent debiting "Bad Debt Expense" and crediting "Allowance for Doubtful Accounts."

(See motion #2 below)

3. Menas Realty identified 4 accounts that have been foreclosed upon and the homeowner has vacated the property.

Menas recommends these accounts be written off and purged as bad debts, totaling \$5334.72.

(See motion #3 below)

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:

240-441-01-00,
240-451-25-00,
240-500-23-00.
240-490-29-00

HOMEOWNER DISCUSSION

Brow ditches, pampas grass growth, DRC records, homeowners requesting DRC refunds, fire gates, slope watering were discussed.

NEW BUSINESS

1. The reserve study was presented and approved as published.
(See motion #4 below)
2. The board reviewed and accepted the Annual Review.
(See motion #5 below)
3. The board suggested creating a Solar Policy – in reference to 2.14 of the CCR’s.
(See motion #6 below)
4. The board discussed the request from LaBahn’s for a dumpster.
(See motion #7 below)

MOTIONS:

1. Jim McNair moved to accept the minutes of the June 4, 2008 Annual HOA meeting.
Bob seconded. The motion was unanimously accepted.
2. Jim moved to accept this recommendation by Menas to create a new balance sheet called “Allowance for Doubtful Accounts” to recognize those accounts which are 90 plus days delinquent.
Bob seconded. The motion was unanimously accepted.
3. Jim moved to accept this recommendation by Menas to write off and purge as bad debts 4 properties that have been foreclosed upon and the homeowners have vacated the property.
Bob seconded. The motion was unanimously approved.
4. Jim moved to accept and approve the Reserve Study as published.
Brian Swanson seconded. The motion was unanimously accepted.
5. Jim moved to accept the Annual Review.
Brian Swanson seconded. The motion was unanimously accepted.
6. Brian Swanson moved to create a Solar Policy.
Jane seconded. The motion was unanimously accepted.
Jim moved to approve the location of a dumpster by LaBahn’s. Bob Dunbar opposed the motion.
Jane seconded. The motion was unanimously approved.

ADJOURNMENT

The meeting was adjourned at 8:35 p.m. by Jim McNair.

Respectfully submitted,

Secretary

Date