

**MINUTES OF THE HIDDEN TRAILS  
HOME OWNER'S ASSOCIATION MEETING  
March 12, 2009**

The meeting was called to order at 6:37 p.m. by Jim McNair immediately following an executive session held to address enforcement matters.

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>Becky Burchard</b>

Also present were eight homeowners.

**HOMEOWNER FORUM**

A homeowner thanked the board for their hard work and dedication. Homeowners made clear their support for xeriscape and there was discussion about the DRC.

**MINUTES**

Upon a motion duly made by Jim McNair, seconded by Bob Dunbar and unanimously carried, the minutes of the December 2, 2008 Board of Directors meeting were approved.

**FINANCIAL REPORT**

As of March 12, 2009, the Association's total assets are \$161,458.02, which includes \$88,721.13 in reserves. This is a decrease of \$35,242.43 decrease from December of 2008. The homeowners association is fulfilling the monthly reserves requirements.

Upon a motion duly made by Jim McNair, seconded by Bob Dunbar and carried, the Board accepted the December 2008 and January 2009 financials as submitted.

The above information assures the Board has complied with Section 1365.5 (a) 1 through 5 of the California Civil Code.

**INVESTMENT OF FUNDS**

Upon a motion duly made by Jim McNair, seconded by bob Dunbar and carried, the Board approved to reinvest the Silvergate reserve CD funds upon maturity in a Brick & Mortar San Diego bank at the highest available rate for a period so recommended by Menas Realty.

**DELINQUENCY REPORT**

The following parcel numbers are homeowners who are in delinquent status and a pre-lien letter has been sent: 240-470-06-00, 240-451-25-00, and 240-510-28-00.

Upon a motion duly made by Jim McNair, seconded by Bob Dunbar and unanimously carried, the Board of Directors authorizes Menas Realty Company to execute a lien against the property, should these accounts remain delinquent on the first of the next month.

Upon a motion duly made by Jim McNair, seconded by Bob Dunbar and unanimously carried, the Board approved to write off the past due debt of account 001489 as uncollectible due to bank foreclosure.

**MANAGEMENT REPORT**

The Board reviewed the action list, property inspection report, violation spreadsheet and work order log. The Board instructed Becky to follow up on the grant we received for landscaping, to ask Joanna of LaBahn Landscape for a bid to cap and remove PVC pipes from the property at the bottom of Oak Valley Lane and to confirm who has the keys for the backflow cages.

**COMMITTEE REPORTS**

DRC Report: The Board discussed the DRC and instructed Becky to talk to Marcus about logging homeowner information in the DRC log book.

Landscape Maintenance: The Board discussed White Hawk Drive issues and Jane is to tell Mayolo of LaBahn to keep the landscape alive along White Hawk, but on the edge of stressed.

The board did not want to entertain bids on replacing plants along Ridgemont Circle at this time.

The board did not want to entertain bids on a tree maintenance proposal at this time.

**NEW BUSINESS**

The Board reviewed the draft 2009-2010 budget and tabled the matter until revisions could be considered.

Upon a motion duly made by Jim McNair, seconded by Bob Dunbar and carried, the Board approved the proposal from Ron Grund, CPA, to complete the annual taxes and financial review, in the amount of \$1,050.

Upon a motion duly made by Jim McNair, seconded by Bob Dunbar and carried, the Board appointed Menas Realty as Inspector of Election for the upcoming Annual Election and Membership Meeting.

**ADJOURNMENT**

The meeting was adjourned at 8:10 p.m. directly into executive session to discuss collection of assessments.

Respectfully submitted,

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Secretary

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Date