

**MINUTES OF THE HIDDEN TRAILS
HOME OWNER'S ASSOCIATION MEETING
August 18, 2009**

MEETING NOTICE

Upon notice given and received, a Board of Directors meeting for the Hidden Trails Homeowners Association was held on August 18, 2009 at 6:30 PM at the Escondido Community Center, Grove Room, 2245 East Valley Parkway, Escondido, CA 92027.

CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Board President, Gene Marzo.

Present were:

PRESIDENT	Gene Marzo
VICE-PRESIDENT	Michael Albo
SECRETARY - TREASURER	Bob Dunbar
PROPERTY MANAGER	Becky Burchard

Also present were seven homeowners.

HOMEOWNER FORUM

Concerns were raised regarding the fire gate at the top of S. Hidden Trails Rd.. Juveniles have learned to pry the gate open, making it very difficult to manually close without proper tools. A confrontation was also encountered with one of the juveniles, who demanded that the homeowner stop closing his back entrance.

Question also arose concerning the state of many front yards in the community. As the City of Escondido enters a Level 2 water alert, homeowners want to make sure that some consideration be made to the hardships of homeowners when evaluating the condition of dry lawns.

Finally, a homeowner reported that a HOA maintained are was running sprinklers along Meadow Creek Ln.. It was assumed that the landscapers were running coverage tests, but was noted as something to follow.

MINUTES

Upon a motion duly made by Gene Marzo, seconded by Michael Albo and unanimously carried, the regular minutes of the July 09th homeowners meeting were approved as submitted.

FINANCIAL REPORT

As of July 31, 2009, the Association's total assets are \$153,500.63, which includes \$89,922.83 in reserves. This is a decrease of \$13,124.56 from May and reflects a year to date deficit of \$13,543.67. The homeowners association is fulfilling the monthly reserves requirements.

Upon a motion duly made by Gene Marzo, seconded by Michael Albo and carried, the Board accepted the June, and July 2009 financials as submitted.

Upon a motion duly made by Gene Marzo, seconded by Michael Albo and carried, the Board accepted the Draft Financial Review submitted by Ron Grund. This document needs to be finalized and mailed to the membership no later than September 2009.

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

Bad Debt: The July Financial Summary has noted nine accounts that have been foreclosed by the bank with outstanding balances.

Upon a motion duly made by Michael Albo, seconded by Gene Marzo and carried, the Board approved to write off the past due debt as uncollectible due to bank foreclosure with an option to sell the debt to a collection agency.

Delinquencies: The following parcel numbers are homeowners who are in delinquent status and a pre-lien letter has been sent: 121, 1349, 1392 and 1442.

Upon a motion duly made by Gene Marzo, seconded by Michael Albo and unanimously carried, the Board of Directors authorizes Menas Realty Company to execute a lien against the property, should the account remain delinquent on the first of the next month.

SDG&E Invoices

For the sewage pumping station at 397 Oak Valley Lane, the City of Escondido has confirmed that they will reimburse the Association back to May 2006.

MANAGEMENT REPORT

The Board reviewed the action list, property inspection report, violation spreadsheet and work order log. The Board also considered changes guided by the City of Escondido's new ordinances regarding parking private vehicles.

COMMITTEE REPORTS

DRC Report: The Board reviewed the DRC activity log as submitted by Management. Gene Marzo, Michael Albo and Bob Dunbar have repeated their expressed interest in co-chairing the DRC.

UNFINISHED BUSINESS

The Board of Directors has approved the Draft Financial Review & Representation Letter, while reserving the right to submit amendments if warranted.

NEW BUSINESS

There was no unfinished business to come before the Board at this time.

ADJOURNMENT

The meeting was adjourned at 7:49 p.m. directly into executive session for Enforcement Hearings.

Respectfully submitted,

Secretary

Date