

**MINUTES OF THE HIDDEN TRAILS
HOME OWNER'S ASSOCIATION MEETING
February 16, 2010**

MEETING NOTICE

Upon notice given and received, a Board of Directors meeting for the Hidden Trails Homeowners Association was held on February 16, 2010 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 6:30p.m. by Board President, Gene Marzo.

Present were:

PRESIDENT	Gene Marzo
SECRETARY - TREASURER	Bob Dunbar
PROPERTY MANAGER(s)	Donna Beaulieu

Absent were:

VICE-PRESIDENT	Michael Albo
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Also present were two homeowners.

HOMEOWNER FORUM

The Board began by reviewing the phased upgrades promised for Fances Ryan Park. This subject was newly raised by a homeowner (not present), that hoped for community support to block further development.

The Board also entertained a small discussion surrounding the differences between parking on a driveway built for garage access, and parking on an access path approved for stowing a motorhome along the side of a home.

William Lyon Homes provided original paint schemes for Sherwin Williams paint, tile, masonry, and stucco.

Finally, the forum was open to discussions surrounding a plan to define guidelines for dry landscaping (xeriscaping), and artificial materials including bark and grass.

MINUTES

Upon a motion duly made by Bob Dunbar, seconded by Gene Marzo and unanimously carried, the regular minutes of the December 15th 2009 homeowners meeting were approved as submitted.

FINANCIAL REPORT

As of January 31, 2010, the Association's total assets are \$169,533.90, which includes \$98,824.54 in reserves. This is an increase of \$3,952.20 from November and reflects a year to date surplus of \$1,838.89. The homeowners association is fulfilling the monthly reserves requirements.

Upon a motion duly made by Bob Dunbar, seconded by Gene Marzo and carried, the Board accepted the December 2009 and January 2010 financials subject to the year-end review.

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

Delinquencies: The following five accounts are in delinquent status and due for the filing of a lien: APNs 240-417-17, 240-460-30, 240-451-14, 240-490-08, and 240-510-28.

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

MANAGEMENT REPORT

The Board reviewed the action list, property inspection report, violation spreadsheet and work order log. The Board also received printed copies of the irrigation maps stored in each timer box.

COMMITTEE REPORTS

DRC Report: The Board reviewed the DRC activity log as submitted by Management.

UNFINISHED BUSINESS

Grove Owners & Site Survey: A welcome letter was sent to the new owners of the Avocado Grove; no response received to date. Menas Realty Company pulled the current property site surveys but discovered nothing new in the public records.

Ridgmont Cir Planting: The Board of Directors reviewed the original proposal from Benchmark Landscaping Services and has asked Menas Realty Company to compare the proposed deliverables against the final invoice.

NEW BUSINESS

Storm Report: The Board of Directors reviewed all outstanding correspondences regarding January's rain damage.

Continental Central Credit: The Board of Directors reminded Menas Realty Company that the Board had already selected Direct Recovery Associates as a collection agency, and is requesting an update on their progress.

Reserve Study Update Proposal: The Board of Directors expressed a preference to continue working with McCaffery Reserve Consulting.

Financial Review/Tax Preparation: The Board of Directors expressed a preference to continue working with Ron Grund.

ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Secretary

Date