

**MINUTES OF THE HIDDEN TRAILS
HOME OWNER'S ASSOCIATION MEETING
September 21, 2010**

MEETING NOTICE

Upon notice given and received, a Board of Directors meeting for the Hidden Trails Homeowners Association was held on September 21, 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 6:36 p.m., by Board President Gene Marzo.

Present were:

PRESIDENT	Gene Marzo
VICE-PRESIDENT	Michael Albo
SECRETARY - TREASURER	Bob Dunbar
PROPERTY MANAGER	Markus Ashley

HOMEOWNER FORUM

The Board agreed to hold the meetings on a quarterly basis with the current stat time of 6:30. The Board also instructed Menas Realty Company to work with Fenceworks Inc. to provide an estimate on the cost to paint the fire gate at the bottom of Willow Tree Ln & Roseanne Ave.

MINUTES

Upon a motion duly made by Bob Dunbar, seconded by Gene Marzo and unanimously carried, the regular minutes of the July 20th 2010 board meeting were approved as submitted.

Upon a motion duly made by Gene Marzo, seconded by Mike Albo and unanimously carried, the regular minutes of the August 17th 2010 annual homeowners meeting were approved as submitted.

FINANCIAL REPORT

As of August 31, 2010, the Association's total assets are \$205,238.46, which includes \$100,158.95 in reserves. This is an increase of \$1,1061.4 from July and reflects a year to date surplus of \$9,941.37. The homeowners association is fulfilling the monthly reserves requirements.

Upon a motion duly made by Gene Marzo, seconded by Bob Dunbar and carried, the Board accepted the June, July, and August financials for 2010.

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

DELINQUENCIES

Upon a motion made by Gene Marzo, seconded by Bob Dunbar and carried, five (5) liens were approved to be filed against delinquent owners for the collection of assessments owed.

APN: 240-451-20-00, APN: 240-440-01-00, APN: 240-440-12-00, APN: 240-490-08-00, APN: 240-510-29-00

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BRUSH MANAGEMENT PROPOSAL

The basin at the end of Oak Valley Ln. is a riparian area with a conservation easement. The community needs a permit from Fish and Game to do any clearing in this area. The Board has instructed Menas Realty Company to obtain further details about this unsolicited proposal from Benchmark Landscape Companies.

OUTDOOR WOOD BURNING

The Board of Directors discussed the municipal fire codes and related CC&R covering outdoor wood burning. Details for contacting the City Fire Department will be added to the next newsletter.

MANAGEMENT REPORT

The Board reviewed the action list, property inspection report, violation spreadsheet and work order log.

COMMITTEE REPORTS

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

ADJOURNMENT

The meeting was adjourned at 7:43 p.m.

Respectfully submitted,

Secretary

Date