

MINUTES OF THE HIDDEN TRAILS HOME OWNERS ASSOCIATION ANNUAL
MEETING
JUNE 21, 2011

MEETING NOTICE

Upon notice given and received, the annual meeting of the Hidden Trails Homeowners Association was held on June 21, 2011 at 6:30 PM at the Escondido Community Center, 2245 East Valley Parkway, Escondido, CA 92027 where the ballot count reflected that a quorum had been achieved.

CALL TO ORDER

The meeting was called to order at 6:33 p.m., by Board President Gene Marzo.

Present were:

PRESIDENT	Gene Marzo
VICE-PRESIDENT	Michael Albo
SECRETARY-TREASURER	Bob Dunbar
PROPERTY MANAGER	Erin Jones

HOMEOWNER FORUM

Five homeowners, in addition to the officers of the board and the candidates for election to the board were present. The homeowner's forum was conducted while the election ballots were being tabulated. Issues raised included 1) concern about the fire hazard at the end of Oak Valley Lane. 2) The clearing of brow ditches behind Oak Valley Lane and 3) that residents appear to becoming less mindful of the cleaning up after their dog and that the dogs are not left outside to bark constantly.

MINUTES

Upon a motion duly made by Gene Marzo, seconded by Bob Dunbar and unanimously carried, the regular minutes of the April 19, 2011 board meeting were approved as submitted.

FINANCIAL REPORT

As of May 31, 2011 the Association's total assets are \$267,621.32, which includes \$102,311.20 in reserves. This is an increase of \$14,141.73 from March 2011 and reflects a year to date surplus of \$70, 171.98. The homeowners association is fulfilling the monthly reserve requirements.

Upon a motion duly made by Gene Marzo, seconded by Bob Dunbar and carried, the Board accepted the April and May financial for 2011.

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

ELECTIONS

Having determined a quorum of ballots were represented and with Erin Jones from Menas Realty present as inspector for elections, the 2010 Annual Meeting minutes were read and approved. The ballots were open and counted resulting in the election of the following officers:

Michael Albo	President
Jim McNair	Vice President
Bob Zimmerman	Secretary/Treasurer

The IRS ruling was approved.

The responsibility of the Board of Directors was passed to the newly elected officials.

DELINQUENCIES

Upon a motion by Mike Albo, seconded by Jim McNair and carried, one lien was approved to be filed against delinquent owners for the collection of assessments owed.

APN 240-490-30-00

MANAGEMENT REPORTS

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

UNFINISHED BUSINESS

Trail Repair: The Board elected to delay a decision to choose a bid from either California Earthcare or Benchmark for the repair of the DG Trails. Neither bid included continuing care. And, the board would like to determine if an unpaved surface is still necessary if access to trails through Reed Reservoir is to be closed.

Planting: The Board elected to delay considering a proposal by Benchmark to replant areas on Hidden Trails Road until the new board members had a chance to view the areas. This will also delay planting until after the heat of the summer.

NEW BUSINESS

Upon a motion by Jim McNair, seconded by Bob Zimmerman, the Board elected to roll over certificate of deposit due on 6/29/11 for a period of six months at Ironstone Bank.

Upon a motion by Mike Albo, seconded by Jim McNair, the Board elected to engage the services of Ronald E. Grund, C.P.A., Inc. for the preparation of the annual financial and accounting statements.

Menas Realty said it could provide information that was stored on its old web site (minutes, newsletters, etc.)

ADJOURNMENT

The meeting was adjourned at 7:45 pm.

Respectfully submitted,

President

Date