

Hidden Trails Homeowners Association

Minutes September 15th 2011

1815 - Meeting called to order

1816 - Homeowners Forum was opened.

Item: Homeowner stated that she had been cited for brown Spots in grass in her yard.

Discussion: Homeowner stated she is trying to comply but nothing seems to work to get rid of the brown spots. She believed they are caused by rabbits. She stated she fertilized the area and watered it and that the other part of her yard responded but not this area.

Recommendation: The Board moved to suspend any further action on this matter.

1825 – The June 21 Meeting Minutes were approved as read.

1826 - The Financial Report was read. The President stated that \$33,500 was to be reimbursed by the Escondido Water District to the HOA in monthly increments.

1835 – A discussion of items that were listed over budget. Item 107 for Accounting Services was closed.

1840 – A discussion on lien letters to property owners who had excessive delinquencies in homeowners dues. This discussion was deferred to the HOA lawyer for further clarification of status and future action. Further discussion on page 152 of Homeowner violations pursued. All violations were reviewed and updated. The Property manager was instructed to take action on those violations that remained. On page 158, a discussion on the landscaping projects and the DRC ensued. It was moved that a letter of thanks be sent to Benchmark for their quality work and for alerting the Board about the metering error that resulted in returning \$33,500 to the HOA.

1845 – New Business. Jim McNair explained the new Rules and Regulations modifications to categorize and number them so they can be more easily referenced when needed.

1848 – Moved to close regular session.

1850 - Executive session came to order. Discussions on foreclosures, liens, fines and open accounts ensued. A purging of some of the outdated accounts was effected. Some fines were adjusted or forgiven. A discussion on upcoming insurance requirements determined that current insurance policies were to continue.

1925 – The meeting was adjourned.