

**HIDDEN TRAILS HOA
MINUTES OF THE BOARD OF DIRECTORS MEETING
DECEMBER 12, 2011**

The meeting was called to order at 6:17 P.M., by the President, Mike Albo following an Executive Session to address Executive Minutes, Enforcement matters and Delinquencies, and held at the East Valley Community Center in the Grove Room.

Board Members present were:

**PRESIDENT
VICE PRESIDENT**

**Mike Albo
Jim McNair**

Also present was Erin Jones, representing Menas Realty Company.

Absent from the meeting was Secretary/Treasurer, Bob Zimmerman.

HOMEOWNERS FORUM

There were no homeowners present for Homeowner Forum.

MINUTES

There were no minutes to review.

FINANCIAL REPORT

Mike Albo motioned to accept the September and October 2011 financials, subject to the year-end review, which was seconded by Jim McNair and carried unanimously.

DELINQUENCY REPORT

The monthly delinquency report was reviewed by the Board. A motion was made by Mike Albo to approve to file a lien against the following delinquent accounts for non-payment of assessments in accordance with the collection policy. The motion was seconded by Jim McNair and carried unanimously.

APN#240-471-07
APN#240-490-30
APN#240-451-15
APN#240-451-26

ACTION LIST

The Board reviewed and discussed the September 2011 action list. No action required.

PROPERTY INSPECTION

The Board reviewed the November 2011 property inspection report. No action required.

LANDSCAPE INSPECTION

The Board reviewed the November 2011 Benchmark landscape inspection report. No action required.

VIOLATION SPREADSHEET

The Board reviewed the open violations spreadsheet. No action required.

WORK ORDERS

The Board reviewed the work order report. No action required.

NEW BUSINESS

Rules and Regulations:

The Board reviewed the proposed edits to the Rules and Regulations made by Jim McNair and Mike Albo and instructed Management to have Legal review the draft.

DRC Discussion:

The Board reviewed correspondence from Rick Wood of the DRC asking for a new head of the committee. The Board instructed Management to contact a list of interested homeowners that Mike Albo would provide.

DG Path Proposal:

The Board reviewed a proposal from Benchmark to address the holes and erosion on the DG path. Mike Albo made a motion to approve the proposal for \$39,488. Jim McNair seconded and the motion carried unanimously.

Insurance Ratification:

The Board reviewed the proposal from Allante Insurance with a total annual premium of \$4,338.00 that the Board approved between meetings. Jim McNair made a motion to ratify this approval. Mike Albo seconded and the motion passed unanimously.

The Board reviewed the correspondence of the Board unanimously agreeing not to renew the Worker's Comp for Hidden Trails HOA. Jim McNair made a motion to ratify this decision. Mike Albo seconded and the motion passed unanimously.

Benchmark Budget Ratification:

The Board discussed approving a \$1000 monthly budget for Benchmark Landscaping. Jim McNair made a motion to ratify this decision. Mike Albo seconded and the motion passed unanimously.

ADJOURNMENT

With no further business to discuss, a motion to adjourn the meeting was made by Mike Albo, seconded by Jim McNair, and carried unanimously.

The meeting was adjourned at 7:17 P.M.

Respectfully submitted,

Secretary

Date