

HIDDEN TRAILS COMMUNITY ASSOCIATION  
Board of Directors  
Minutes of Meeting

April 29, 2014

President Jerry Sleder called the meeting to order directly after executive session at 6:30 p.m. Directors in attendance were President Jerry Sleder, Vice-President James Lund and Secretary/Treasurer Danika Recore. Also in attendance was Jennifer Figgers of California Community Management. *Let the record reflect the meeting was held at 2245 E. Valley Parkway Community Center, Escondido, CA 92027.*

**PUBLIC DISCUSSION:** Time was set aside to allow owners in attendance to address the Board with items of suggestions/concerns. Several owners were present to discuss their concerns regarding Benchmark not locking sprinkler timer box, community bulletin board and violations.

**APPROVAL OF MINUTES:** The March 25, 2014 Board of Directors meeting minutes were reviewed and unanimously approved by acclamation.

**FINANCIAL STATEMENT:** The March 31, 2014 financial statement was reviewed and unanimously approved.

**CORRESPONDENCE:** The correspondence was reviewed. No Board action was taken.

**ARCHITECTURAL REPORT:** The Board of Directors reviewed the current DRC log. No Board action was taken.

**LANDSCAPE REPORT:** The Board reviewed the March 2014 and April 2014 walk through notes provided by Benchmark. No Board action was taken.

**UNFINISHED BUSINESS:**

1. Soccer Tournament/Traffic – It was brought to the Board's attention that the soccer association occasionally charges for parking. Next tournament scheduled for July 2014.
2. The Board discussed and tabled the installation of a community bulletin board.

**NEW BUSINESS:**

1. The Board reviewed and unanimously approved the 2014/2015 proposed Reserve Study submitted by Association Reserves with a monthly contribution of \$1,050.00 per month.
2. The Board reviewed and unanimously approved the 2014-2015 proposed budget retaining the current monthly assessment of \$110.00 with the following modifications: Decrease bad debit to \$13,859.00, decrease extra landscape service to \$5,000.00 and decrease water to \$124,043.00.
3. The Board reviewed and unanimously approved the proposal submitted by Gregory Villard in the amount of \$1,050.00 for preparation on returns for year-end May 31, 2014.

4. The Board reviewed and unanimously approved the "Resolution" to transfer \$100,000.00 from the operating checking account to the money market reserve account to appropriately maintain the funding of the reserves.
5. The Board unanimously approved by acclamation to place a lien on the following account(s) for delinquent dues: HT-047, HT-127, HT-128
6. The Board of Directors unanimously approved by acclamation to proceed with the Notice of Default on APN #240-470-05.

**NEXT MEETING:** The next Annual Membership meeting will be held June 10, 2014, 6:00 pm at 2245 E. Valley Parkway Community Center.

There being no further business to come to the Board, the meeting was adjourned at 7:55 pm.

The minutes presented herewith are not intended to be verbatim transcription of the Board meeting held on the above date. The intent is to provide a synopsis of key points of discussion and to chronicle decisions and action taken by a quorum of the Board.

**Annual Meeting: June 10, 2014**

**FYE: June 1, 2015**