

HIDDEN TRAILS HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
SEPTEMBER 10, 2002

The Board of Directors Meeting was called to order on September 10, 2002 at 6:08 p.m.

<u>PRESENT:</u>	PRESIDENT	Erick Van Wechel
	VICE PRESIDENT	Jeanne Oppitz
	SECRETARY/TREASURER	Patti O'Neill

ALSO PRESENT:

- Julie Menas and Susannah Brown representing Menas Realty Company, and 19 homeowners.

HOMEOWNER DISCUSSION:

- Erick from William Lyon shared that it is a \$35 per street light fee, which is collected after the light is installed and paperwork is completed. Homeowners are encouraged to let customer service know so that William Lyon can address this.
- 3213 Meadow Crest Place – The slopes behind the house is very sparse with landscaping (behind green fence). This is HOA maintained. William Lyon will look into this and discuss it with the landscape company who did installation.
- The brow ditch along the avocado trees needs to be cleared. Menas to contact O'Connell.
- O'Connell to address the sprinklers along the DG trail.
- Two common area gates will be installed. William Lyon Homes and Beacon Hills Ranch will share the cost.
- The basin has not yet been accepted by the HOA.
- 346 S. Hidden Trails – The concrete swale needs to be cleared, outside of the homeowner's fence, so that the garbage is not running into homeowner's property.

MINUTES:

- MSP: The minutes of the June 2002 meeting were approved with corrections.

FINANCIAL REPORT:

- MSP: The June, July, and August 2002 financials were approved as presented.

DELINQUENCY REPORT:

- Management presented the delinquency report. There are no delinquencies to report at this time.

COMMITTEE REPORTS:

- Landscape
 - Menas to work with Eric Sheppard at O'Connell Landscaping to find out status of the walk-thru. The Board will need to sign an "action without meeting" to accept these items. William Lyon will owe the Association a portion of the O'Connell bill when invoiced. O'Connell to separate out what belongs to William Lyon versus the Association's responsibility.

MANAGERS REPORT:

- Management presented the property inspection report and the action list.
- Menas to make sure that the year-end is concurrent with the tax forms. Management to check with Rick in accounting.

OLD BUSINESS:

- Nothing to report at this time.

NEW BUSINESS:

- MSP: The Board appointed Flora Cunningham, Jon Coffman, Lynda Coffman, Brian Swanson, Angel Martinez, and Connie Phillips to the New Architectural Committee.
- MSP: The Board appointed Yolanda Posenauer and Connie Phillips to the New Neighborhood Watch Committee.
- MSP: The Board appointed Susan Stiver to the New Social Committee.
- Management to coordinate with Perry Cardoza, Landscape Architect, to attend the kick off meeting with the new Architectural Committee to discuss their new positions and their duties.
- Management to coordinate with the Escondido Police Department to attend the kick off meeting for the new Neighborhood Watch Committee.
- Management to obtain two (2) more bids for attorneys. Board to "take action without a meeting".
- Management to reserve another meeting room for the next quarterly meeting on December 5, 2002. Check for availability for the Mitchell Room, contact City of Escondido, City Hall or a library.

- Management to confirm the date of the next meeting in December 2002.

ADJOURNMENT:

- The meeting was adjourned at 7:50 P.M.
- The next quarterly meeting will be on Thursday, December 5, 2002 at 7:00 p.m.

RESPECTFULLY SUBMITTED,

SECRETARY

DATE