

HIDDEN TRAILS HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
MARCH 6, 2003

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CALL TO ORDER

The quarterly meeting was called to order at 6:02 p.m.

PRESENT

Board Members: PRESIDENT Erick Van Wechel, VICE PRESIDENT Jeanne Oppitz, and SECRETARY/TREASURER Patti O'Neill.

ALSO PRESENT were twenty-two (22) homeowners, including architectural committee members, and Jacquie Fujioka and Susannah Brown representing Menas Realty Company.

HOMEOWNER FORUM

- Management Representative Jacquie Fujioka announced that management and board members would be working closely with the architectural committee on establishing fair and clear rules for front yard items, and asked that owners be patient during that process and disregard notices sent to them.
- Architectural Committee Member Brian Swanson read a statement denouncing recent notices issued by management to owners about potted plants and personal items in front areas. He stated that the Architectural Committee did not agree with said notices.
- Several owners stood to express their frustration with having received notices for front yard items, signs, and etceteras.
- Other issues raised included landscape and irrigation maintenance and erosion. Erick Van Wechel explained that slope maintenance and irrigation water is still paid for by William Lyon Homes, and would continue to be until issues were taken care of.
- Owners were encouraged to contact Menas Realty Company for any issues for which responsibility is uncertain, and management will communicate to appropriate party (IE William Lyon Homes.)

ARCHITECTURAL COMMITTEE

The members of the committee reported that information requested of management had not yet been provided. Some discussion ensued, and it was agreed that communication could improve, and that those items would be provided immediately.

APPROVAL OF MINUTES

Board Meeting Minutes

MSP The board voted unanimously to approve as read the minutes of the December 5, 2002 Board of Directors meeting.

Architectural Committee Minutes

The minutes of the December 2, 2002 and January 23, 2003 Architectural Committee meetings were presented for the Board's information.

FINANCIAL REPORT

Financial Statements

The December 2002, and January and February 2003 Financial Statements were presented for review.

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FINANCIAL REPORT *continued*

Delinquency List

A current list of delinquent accounts was presented for review. No accounts were noted as being over thirty (30) days past due.

MANAGEMENT REPORT

A current property inspection report and list of completed meeting action items was presented for review.

OLD BUSINESS

Attorney Proposals

MSP The members elected to contract with Wasserman & Kornheiser as the Association's legal counsel. Management to research a payment already made to W & K for what appeared to be a retainer agreement fee.

NEW BUSINESS

Neighborhood Watch

Connie Phillips reported having researched information on neighborhood watch and asked that the June meeting agenda include a presentation.

ADJOURNMENT

The meeting was adjourned at 9:15 p.m. The next quarterly meeting will be on Thursday,

June 5, 2003 at 6:00 p.m.

RESPECTFULLY SUBMITTED:

SECRETARY

DATE