

**HIDDEN TRAILS**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
June 3, 2004

The meeting was called to order at 6:15 p.m.

Present were:

<b>PRESIDENT</b>	<b>Erick Van Wechel</b>
<b>VICE-PRESIDENT</b>	<b>Stacy Taylor</b>
<b>SECRETARY</b>	<b>Vacant</b>

Also, present were 25 homeowners and Julie Menas representing Menas Realty Company.

**MINUTES**

The minutes of the March 4, 2004 meeting were approved as presented.

The minutes of the April, 2004 Architectural Committee Meeting were approved as presented.

The minutes of the March 12, 2004 (extra) Architectural Committee meeting were approved as presented.

The minutes of the March 2004 Architectural Committee meeting were approved as presented.

**FINANCIAL REPORT**

As of May 2004 the Association's total assets are \$135,427.21, which includes \$18,905.44 reserves. This is an increase from last month's assets by \$8,165.73. The homeowners association is fulfilling the monthly reserve requirements.

The above information assures the Board has complied with Section 1365.5 (a) 1 through 5 of California Civil Code.

Julie to e-mail the Board O'Connell's billing status for areas 3, 4, and 5.

Julie to call Plant Tek regarding unit 5 being full of water.

Need to get on 6 and 7 for mosquitoes.

**DELINQUENCY REPORT**

The delinquency report was reviewed. There are 5 pre-liens and 1 lien pending.

**HOMEOWNER DISCUSSION**

Management to reserve the Citrus room for Monday, June 28, 2004 at 6 p.m.

Management to resend the ballot, remove Mr. Allen. Check Bylaws for quorum.

Management to put the next quarterly meeting date, September 2, 2004, on the billing statement.

**MANAGER'S REPORT**

Management to e-mail Erick about the meeting with Dudek.

Management to e-mail Brian the fence color.

Management to send a letter to homeowner at 3271 Meadow Crest regarding the fence.

Management to send bouquet of flowers to Linda Coffman from the Board, MRC, and the AC Committee.

M/S/P – Ron Grund for the Audit. Management to notify Ron Grund of approval.

The AC will reconsider a black screen door for those homes that are dark in color.

Management to call Escondido Fire Department (Mike Calhoun) to request a quarterly check on the gate.

Review Bob Kisling’s issues with Erick Van Wechel.

Management to contact attorney regarding whether or not CC&Rs override the City in reference to the streets.

Ask Perry to fax Mike Keyes’ letter to Julie Menas.

**ADJOURNMENT**

The next meeting is scheduled for September 2, 2004.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date