

HIDDEN TRAILS

MINUTES OF THE BOARD OF DIRECTORS MEETING

September 2, 2004

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

Present were:

PRESIDENT	Absent
VICE PRESIDENT	Stacy Taylor
SECRETARY/ TREASURER	John Lindsay

Also present were 3 homeowners and Julie Menas representing Menas Realty Co.

HOMEOWNER FORUM

Eric Sheppard from O'Connell Landscaping was present. He will meet with Brian Swanson and review landscaping issues.

One homeowner asked about why she should submit an architectural application when other homeowners are not. The Board will discuss what ramifications there will be.

3002 Meadowside – excessive people in their home. They are mowing the lawn at 7:30 a.m. Check to see if architectural application has been submitted. Concrete and red dye are running down into the drains.

MINUTES

The minutes of the June 3, 2004 Board of Directors meeting were approved as presented.

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

FINANCIAL REPORT

As of August 2004, the Association's total assets are \$148,283.99, which includes \$23,249.52 reserves. This is a decrease from last quarter's assets by \$3,410.00.

The following bottom line surplus status as of August 2004 is \$12,856.78. Board noted that all bank accounts were reconciled.

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

Rita to fax CD Excel spreadsheet to John Lindsay so he can move the Silvergate account.

DELINQUENCY REPORT

Double check Lindsay if he paid dues, as he received a pre-lien letter.

All delinquencies were reviewed. Four homeowners were sent pre-lien letters.

MANAGER'S REPORT

Put the next meeting date on the billing statement.

COMMITTEE REPORTS

Architectural Committee

Brian Swanson will reconsider staying on as chairperson.

Stacking wall built by WLH: Menas will send WLH a letter requesting that the wall located at the end of Hidden Trails be changed to conform with the community.

Long driveways: These were installed as a City utility easement.

Research documents about ramifications if architectural applications are not submitted and homeowners go ahead anyways. Find out what happens to the fine when the home sells. Who pays?

ADJOURNMENT

The next meeting is scheduled for December 2, 2004.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Secretary

Date