

<p style="text-align: center;">Minutes of the Board of Directors Meeting March 3, 2005</p>

Prior to opening the general meeting, violation hearings were held in Executive Session between 6PM-7PM for four homeowners who had received Notices of Violation advising them of their right to appear at these hearings and give explanations for their actions.

Present were:

President	Brian Swanson
Vice-President	John Lindsay
Secretary-Treasurer	Joe Esther
Property Manager	Julie Menas

1 - HO submitted a draft of his plans and will mail pictures for colors. Brian Swanson explained the violation, the process needed to resolve it and that no decision would be made at this evenings meeting.

2 – HO explained their 'wall' was really a planter in their front yard that was present when their property was inspected by the architectural committee. They used this particular type of block for the planter so it could be built in a round design. Brian Swanson again explained the violation, the process needed to resolve it, and that nothing would be decided tonight.

3 – HO was a 'no show'.

4 – HO was a 'no show' at 6:45PM but did arrive at 7:40 PM and was given the opportunity to speak. After some discussion, HO agreed to comply with the Notices of Violation but only when other people on his street that he felt were in violation of the HOA rules also complied.

Board action on the violations will be suspended until Board members have an opportunity to inspect the results of the hearings.

Executive Session

Between 6:30PM-7:00PM the Board conducted the following business:

MINUTES

The minutes of the February 8, 2005 meeting were amended to indicate all four persons appeared for their violation hearings. Also, that solar

power AND photo cell activation were mentioned during the discussion involving the gate repair at Brett and Willow.

Motion to accept the minutes with this amendment by Brian Swanson with a second by John Lindsay.

FINANCIAL REPORT

As of February 28, 2005, the Association's total assets were \$170,298.50 that includes \$35,700.10 in Reserves. This is an increase of \$2,311.54 over last month's assets. The homeowner's association is fulfilling the monthly reserves requirements.

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

It was decided to wait until March 25, 2005 to approve next year's budget in case the Reserve Study arrived in time to make use of that information.

MANAGER'S REPORT

Julie Menas and the board discussed/updated the February 2, 2005 Action List by Line Item Number. All items on the list were discussed with the following comments:

Item 6: Trash and Erosion Hole by HO residence. Board approved a contract for O'Connell to handle the work and a Work Order has been cut and delivered (WO 18109). However, William Lyon MAY re-grade to correct the erosion problem, nothing definite at this time.

Item 9: Street light out in 3200 block of Hidden Estates: A work order (WO 18295) has been cut for this problem. City is handling.

Item 10: Damaged gate and control box between Meadows and Hidden Trails: Fire Department says the HOA is responsible. Menas Realty has secured a bid to repair it. Brian Swanson later received information from a HO that the gate was now badly damaged. He and Joe Esther checked the gate and found it was now broken in two instead of just being bent.

Item 10: The Army Corps of Engineers will turn over the area at the end of Oak Valley Lane to the HOA sometime in 2006 per Eric of O'Connell.

(Please note: The Manager's Report was segmented into two parts due to a late arrival for the Violations Hearing).

Brian Swanson called the March Board Meeting to order at 7:00 PM.

Home Owner's Forum

HO, 3100 Ridgeline Place asked about progress on the erosion issue. Brian Swanson told her of the possibility William Lyon may re-grade the area. He also told Julie Menas to have O'Connell hold off until the Lyon issue was resolved.

HO, 3100 Ridgeline Place also reported that the locking mechanism to the gate at the holding pond was broken and believes O'Connell is responsible.

HO, 3100 Ridgeline Place also reported that what looked like power lines were sticking out of the ground to the rear of her home.

HO, 3100 Ridgeline Place said the trash by the holding pond still had not been handled.

HO, 300 Hidden Trails Road said William Lyon had responded verbally but so far has put nothing in writing about fixing his drainage problem (it currently dumps into a neighbor's rear yard to the rear of his property. Brian Swanson will review his question about a letter that he (Brian) wrote to the homeowner about resolving this problem. The problem revolves around William Lyon being able to come onto a resident's property to make repairs without advising the homeowner.

HO, 200 Oak Valley Lane into whose property 300 Hidden Trails Road drains asked about progress with his drainage problem and a letter he received from the Architectural Committee.

HO suggested that the newsletter be utilized to let everyone know about the discussions regarding speed bumps.

Homeowner Forum closed at 737PM.

DELINQUENCY REPORT

The Board reviewed all delinquencies.

Committee Reports

- Brian Swanson said the committee is revising the guidelines to make it easier for HOA members to follow.

Old Business

None

New Business

There was some discussion about making Hidden Trails a Gated Community. What is needed are some volunteers willing to devote some time to researching this and reporting to the Board.

Adjournment

- Julie Menas will confirm the next meeting date and make the appropriate notifications.
- Meeting adjourned at approximately 830PM.

Respectfully submitted,

Joseph Esther
Secretary

Date