

**Minutes of the Board of Directors Meeting  
April 7, 2005**

Prior to opening the general meeting, violation hearings were held in Executive Session between 630PM-7PM for two 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:

<b>President</b>	<b>Brian Swanson</b>
<b>Vice-President</b>	<b>John Lindsay</b>
<b>Secretary-Treasurer</b>	<b>Joe Esther</b>
<b>Property Manager</b>	<b>Julie Menas</b>

1 - HO #1 was out of the county and did not send a representative.

2 – HO #2 arrived at 655PM for his 645 PM hearing and spoke until 712PM. HO #2 asked for specific dates of violation involving his RV parked in his driveway during Dec 2004 and Jan 2005. Also wanted specific section prohibiting his RV from being in his driveway and asked for a special vehicle exemption for parking there while loading and unloading for the trips he takes in the vehicle. Explained that to reduce his RVs visibility, he has purchased a smaller one and showed the board several pictures representing his current vehicle. One of the violations involved working on his SUV in the driveway and the HO explained that he needed electricity to do the work at the time it was observed.

A decision will be delivered within a week per Brian Swanson.

**Executive Session (630PM-655PM)**

Brian Swanson reported

- That he'd met briefly with Eric and Salvador of O'Connell Landscaping.
- The bill for repair of the DG trails will go to William Lyons
- New locks will be placed on the Catch Basins and elsewhere as needed. Their keys will be distributed to all personnel who need access to these areas.

7:12PM: The meeting was called to order by the President, Brian Swanson and the Homeowner Forum immediately opened with three homeowners present and two supervisors for O'Connell Landscaping.

## **MINUTES**

No homeowner names will be placed in the newsletter or minutes.

All references to individuals will be removed and Julie Menas will review them before placing them online or sending them out the membership.

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

## **LANDSCAPE PRESENTION**

Presented by Eric and Salvador of O'Connell Landscaping.

- Salvador is replacing Eric who has been the Hidden Trails supervisor for about three years.
- Locks and keys are the most pressing issue
  - They expect to replace the old locks by Close of Business on April 8, 2005.
  - All common locks and keys will be included.
- John Lindsay wanted to know why there was spotty coverage of ground cover.
  - Salvador said the soil may be too thin to support good coverage.
  - Suggested their may need to be compost added shortly.
- Brian Swanson expressed concern about the lack of vegetation in the Common areas at the end of 3100 Ridgeline Place. The gazanias that are moving in were not planted by the HOA.
- HO said mud and rocks cover the sidewalk on Hidden View Lane. HO will call Julie Menas tomorrow with the address.
- HO asked about ownership of the brick wall in the Meadows. It will have to be researched.
- HO, 3100 Ridgeline Place said the receiver is missing from the lock at the Siltation Basin and may have washed away.
- HO mentioned "No Outlet Sign" at the entrance to Hidden Trails on Hidden Trails road. It was checked and while partially covered by some brush, it is there. In fact, there are two such signs within the first ¼ mile or so of Hidden Trails Road.
- HO, 3100 Ridgeline Place reported that the lower catch basin is still filled with dirt and vegetation and the lock is also broken. There is a fence in that area that needs to be removed and appears to belong to Golden States Fence. The trash in that area was removed last week but a power pole with cables hanging from it needs some attention. HO will send the Pole Number to Brian Swanson for resolution.

- HO, 3200 Hidden Estates Lane has two sinkholes (about 4' wide) in his backyard. Water drains into his neighbor's backyard when the Homeowner's sprinklers run.
- HO in the Meadows thanked Julie Menas for getting the fire gate between the Meadows and Hidden Trails repaired.
- Homeowner Forum closed at 748PM.

### **FINANCIAL REPORT**

As of March 31, 2005, the Association's total assets were \$174,829.75 that includes \$37,864.57 in Reserves. This is an increase of \$4,531.25 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.

A review of the Income Expense Report produced the fact that the last line of the report should reflect the total of the Fixed and Operating Expenses, not just the Operating Expenses.

It was decided to split the Silvergate account (\$107,041.05) into two CDs with Silvergate maintaining one half the amount and the other half to be deposited with Imperial Capital.

### **MANAGER'S REPORT**

Julie Menas and the board discussed/updated the March 3, 2005 Action List. All items on the list were discussed with the following comments:

- Line #1 of spreadsheet: Need an update on grouping of the mailboxes at the end of Reed Road.
- Line #7 of spreadsheet: Need to confirm the gate has been tested and works properly.
- WO 18162 (p25): Need to know if this is fixed.
- WO 18203 (p27): Julie Menas will follow-up on this one. O'Connell will do the work but William Lyons must pay for it.
- Protec Building Services (p.28): Still need a sketch of proposed work. Julie Menas is waiting for it.
- Screen Door Approval (p.31): Approved by Architectural Committee.

### **DELINQUENCY REPORT**

The Board reviewed all delinquencies.

### **Committee Reports**

None

### **Old Business**

None

### **New Business**

- Brian Swanson wants all Notice of Violations on a spreadsheet.
- He also requested that Julie Menas keep the Architectural issues separate from other violations. He asked her to set these up on a laptop if she has one.
- Brian Swanson reported that he is getting calls from residents about trashcan being left out beyond the HOA limits. It was decided to move the Board Meetings to the first Wednesday of each month from the first Thursday of each month to facilitate resolution of this problem.
- Each board member will receive and updated Notice of Violations before each Board Meeting and is expected to be familiar with each of the violations.
- John Lindsay will assist Julie Menas in the monitoring of violations.
- Fines for leaving trashcans visible
  - \$50 for first violation
  - \$100 for the second violation

### **Adjournment**

- Julie Menas will confirm the next meeting date and make the appropriate notifications.
- Meeting adjourned at approximately 815PM.

Respectfully submitted,

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Joseph Esther  
Secretary

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Date