

**Minutes of the Hidden Trails
Home Owner's Association Meeting
June 7, 2006**

Meeting called to order by President Brian Swanson at 6:10PM.

Present at Call To Order by President Brian Swanson

President	Brian Swanson
Vice-President	John Lindsay
Secretary-Treasurer	Joe Esther
Property Manager	Alex Soares
Menas Manager	Heidi Brock
HOA Attorney	Debra Kornheiser

Attorney Conference

1. Parking on public streets within the HOA by commercial vehicles not in violation of local or state laws is probably not enforceable.
2. Any proposed changes regarding the parking of commercial vehicles within the HOA must be approved by 67% of the HOA membership but must also contend with existing law.
3. Discussed procedures for changing the Fine Schedule.

Homeowner Forum

1. HO, 3100 Sycamore Heights again expressed concern about the parking situation in front of his residence and feels the parking is in violation of the HOA regulations. HO told Board that the truck is always parked in front of his house. President Swanson said he has spoken to the truck owner but the problem continues. The decision was made to issue a Notice of Violation to the truck owner for not parking on his own property.
2. HO expressed concern about trashcans being consistently left out by some HOA members. President Swanson explained that the Board would be considering a significant hike in fines at a meeting in July.
3. HO disputed a 'Remedied Problem' for which the HO had received another Notice of Violation. President Swanson said two members of the Design Review Committee would try to resolve the problem next week.
4. HO asked for clarification of Hidden Trails sign policy versus restrictions imposed by the City of Escondido. This involves a Notice of Violation the HO received over placing a political sign on the HO's property.
5. HO Forum closed at 7:12PM.

Minutes of Last Board Meeting

Approved subject to two changes: (1) Correct maintenance provider's business name from **NEW WAVE** to **NEW WAY**. (2) Add a Financial Statement of Compliance.

At 7:28 PM the Board Meeting was suspended, as a Quorum was now present and the Annual Meeting began.

Annual Meeting

1. Attorney Debra Kornheiser lead the meeting
2. Minutes of last Annual Meeting were reviewed and 2 Home Owners seconded their acceptance.
3. President Swanson delivered the President's Message
 - a. Upcoming change in fine schedule
 - b. Board will meet on this next month
 - c. Bring any questions or concerns to the meeting
 - d. Reported on Design Review Committee's work over the past year
4. Secretary Joe Esther reviewed the Financial Report
 - e. Total Reserves: \$99,508.45
 - f. Operating Fund: \$136,056.39
 - g. Total: \$237,740.84
5. Attorney Kornheiser discussed IRS aspects of HOA management
 - h. IRS has targeted HOAs who carry large amounts in their Operating Accounts.
 - i. Motion from the floor to move funds from the Operating Account to the Reserve Account was passed.
 - j. In response to a suggestion from the floor that a standing motion to do this, Attorney Kornheiser advised against it in case of an audit.

At 7:28PM a motion was made and seconded from the floor to adjourn the Annual portion of the meeting and the Board Meeting resumed.

Board Meeting

1. President Swanson explained workings of the Design Review Committee.
2. A motion was made and seconded to re-appoint current members to the Design Review Committee.
3. President Swanson's intent is to move more of the policy making to the Board of Directors and away from the Design Review Committee.
4. They are currently working on a policy about handing different materials from the fences within the HOA.

5. Stacking Walls-Motion made to restrict the choice to Manor Country Cottage. One HO objected to this as too restrictive. The response from the Board was that if something else was desired, submit to the DRC.
6. There was considerable discussion about a juvenile problem within the HOA, primarily on Willow. Board members will walk the Trails to assist Menas with the detection of emerging problems.
7. President Swanson discussed, in a general manner, the letter on p. 186 of the meeting package.
8. Menas Realty suggested that Attorney Kornheiser's office prepare the instruction described on p. 191 of the meeting package. Motion made and seconded to have Wasserman and Kornheiser perform this task and handle all collections.
9. At Menas suggestion, a motion was made and seconded to have Ronald Grund prepare HOA taxes and perform an audit as described on p. 206-207 of meeting package. President Swanson asked that in the future, three bids be submitted for this work.
10. Due to the costs involved, the proposal to put lights at the various mailbox sites was dismissed.
11. President Swanson suggested that an effort be made to standardize fence colors. The Design Review Committee will initiate this process.

Financial Statement

The Board of Directors have complied with Section 1365.5(1), (2), (3), (4), and (5) of the California Civil Code.

Adjournment

Motion made by Brian Swanson to adjourn, seconded by Joe Esther, passed unanimously. Meeting adjourned June 7, 2006 at 9PM

Minutes of March 2006 meeting amended 1/24/09 to change 'New Wave' to 'New Way' and to add the Financial Statement of Compliance to the March 2005 document.
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Respectfully submitted,

Joseph Esther Secretary/Treasurer
Date Submitted: January 24, 2009