

**Minutes of the Hidden Trails
Home Owner's Association Meeting
July 26, 2006**

Meeting called to order by President Brian Swanson at 6:00PM.

Present at Call To Order by President Brian Swanson

President	Brian Swanson
Vice-President	John Lindsay
Secretary-Treasurer	Joe Esther
Property Manager	Fabiana Lansner
Menas Manager	Heidi Brock

Homeowner Forum

1. HO, Unknown Street asked for an update on a violation the HO had reported several times.
2. HO, 100 Willow Grove said an adult day care center was being operated close to his home. Was advised that the Property Manager would inquire as to the center's license status and the Board would proceed from there.
3. HO, 3200 Hidden Estates asked the purpose of the proposed fine increase. President Swanson explained that it was intended to change the behavior of those residents who continually ignore repeated violations of the HOA Rules and Regulations. He stressed there would be no fines imposed until the HO in question had the opportunity to appear before the Board and give his/her side of the issue.
4. HO, Oak Valley Lane said that the email response from Julie Menas about a problem was unacceptably long. Menas Manager Brock explained that inquires should be directed to the Property Manager or to herself as Julie Menas is performing in a different capacity. Also mentioned by the HO was that New Way often wasn't very visible and wondered if they were actually following the maintenance schedule. Another HO rebutted this saying she sees New Way regularly when she goes out. Manager Brock explained that New Way was probably on a 4-week rotation schedule and she would ensure that they were giving each area their fair amount of attention.
5. HO, Hidden Estates Lane said there were two dead trees at the entrance to the Meadows from Reed Road and neighbor had reported it several times.
6. HO, Unknown Street asked about wall requirements. President Swanson explained the policy and that a request should be submitted to the Design Committee to ensure compliance and avoid problems later on.

7. HO, Unknown Street asked if it was possible to build a community pool or clubhouse. Further discussion involved the need for gating the community and to provide security for the facilities. Manager Brock said that in other communities with these types of facilities, the security involved considerable expense.
8. HO, Unknown Street asked about the rules of subletting property. In the HO's area renters are changing oil in the street and working on cars apparently in violation of HOA rules. This HO also said it appeared rooms were being rented and that some of the people appeared to have substance abuse problems.
9. HO, Unknown Street asked if all cars aren't supposed to be parked in a garage. President Swanson explained what the HOA rules say and the realities of the situation.
10. Homeowner's Forum Closed: 7:40PM

Minutes of June 7, 2006 Board Meeting

The draft that was initially distributed was changed to reflect the July 26th version. That was pointed out to all present and the Minutes published July 26th, 2006 was accepted as written. Motion made by Present Swanson, seconded by VP Lindsay and unanimously approved.

Financial Report

The Board reviewed the report with Manager Brock. The Receivables portion of the Overview (p. 1 of meeting package) is incorrect. The correct amount is \$4,779.06 and is correctly reflect on p. 2 of meeting package. A HO asked if all HOA fees are the same. So far as the Board knows, they are but the HO disputed this. It appears this involves something between the HO with the question and the W. Lyon sales staff. The Board will look into this but it appears that the HOA is not involved at this point.

Motion made by President Swanson, seconded by Secretary Esther, and approved by all to accept the Financial Report as written with the change to the Financial Statement Overview.

Financial Statement

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

Management Report

Pages 43-47 of meeting package

- Reviewed with no questions or comments.

New Business

Pages 48-53 of meeting package

1. VP Lindsay said that **Item 4 on the New Way list** has not been done. It involves trimming groundcover that is creeping into the yard at 734 Ridgemont Circle. Manager Brock will follow up with New Way.
2. President Swanson directed Menas to contact the County about the mosquito control issue and ask that they immediately address the issue. It is unclear from the **Plant-Tek** verbiage exactly what basins they are referring to. Manager Brock will research this. VP Lindsay asked that we get at least three bids for such work in the future.
3. President Swanson made a motion that the **Proposed Fine Policy** be accepted as written. VP Lindsay seconded the motion.
4. After discussion with the HO present, the Board approved the motion.

Executive Session

Page 54-105 of meeting package

1. Annual Financial Statements distributed as a Meeting Handout by Menas Realty
 - a. Motion made by Present Swanson, approved by Secretary Esther, and approved by all to approve the report as presented.
2. Notices of Violation and related correspondence were reviewed

Adjournment

Motion made by Brian Swanson to adjourn, seconded by Joe Esther, passed unanimously. Meeting adjourned July 26, 2006 at 835PM

Respectfully submitted,

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