

**Minutes of the Hidden Trails  
Home Owner's Association Meeting  
March 7, 2007**

Meeting called to order by President Brian Swanson at 6:07PM.

**Present at Call To Order by President Brian Swanson**

DRAFT

<b>President</b>	<b>Brian Swanson</b>
<b>Vice-President</b>	<b>John Lindsay</b>
<b>Secretary-Treasurer</b>	<b>Joseph Esther</b>
<b>Property Manager</b>	<b>Fabiana Lansner</b>

**Minutes of December 6, 2006 Board Meeting**

- Minutes of the December 2006 Board Meeting were reviewed and some changes made.
  - a. Page 2, Bullet #6
    - i. Change New Wave to New Way
- Motion to Accept the minutes with this modification made by Pres Swanson, seconded by VP Lindsay, and approved by all.

**Homeowner Forum**

- 2 Homeowners were present.
- HO, Oakwood Drive, reported that the walking trail along Hidden Trails Road is rutted due to the rain and isn't what the builder promised.
  - Pres. Swanson made a motion to have Menas Realty locate a company who, for up to \$4,000, will perform the necessary trail maintenance. If the cost is greater than \$4,000, the board will have to reconsider.
  - Sec/Treasurer Esther seconded the motion and all approved.
  - Menas Realty will try to schedule a meeting and walk-through with potential contractors on the next walkthrough if possible. Otherwise, separate walkthroughs will be performed. Pres. Swanson will email Menas some other trail issues that need to be considered also.
- HO, Meadows, the wall where a recent car crash occurred in the 3200 block of Hidden Estates Lane, needs the 'Meadows' sign replaced and some lighting provided for it. The wall has been repaired and the responsible person apparently known but no one has come forward to make restitution. Pres Swanson directed Menas Realty to check into installing a solar powered light at the location and that the sign should say "Hidden Trails" instead of "Meadows" to maintain continuity throughout the development.

- HO Forum adjourned at 6:50PM.

### **Financial Report**

- Pres Swanson said the Board will review the Hidden Trails Financial Report and the Budget at the April 2007 meeting.
- Page 2, VP Lindsay questioned where the \$46,977.61 came from since receipts for a month are normally around \$26,000. Menas will look into the entry and report back.
- VP Lindsay also asked for an explanation of a \$20,000 deposit on the same page as well as another deposit for \$2,176 on page 46. Pres Swanson made a motion that the following delinquent APNs be included in the minutes. The following parcel numbers are homeowners who are in delinquent status. A pre-lien letter has been sent and should these accounts remain delinquent on the first of next month, the Board of Directors authorizes Menas Realty Company to assess a lien against the property.
- Sec/Treasurer Esther seconded and all approved.
  - The APNs are as follows: 240-451-1400, 240-490-2100, and 240-460-1500.

### **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**

- Page 89: Mosquito abatement. Menas reported that Homeowners can report problems to the County (858) 694-2888 and On-Line at [vector@sdcountry.ca.gov](mailto:vector@sdcountry.ca.gov).
  - a. All the basins are locked so access is limited unless someone with a key meets Vector Control at the locations if they need access.
- Page 94: The work by Thomas Roach appears incomplete per Pres Swanson. Menas will contact Roach and ask him to fill in around the posts. They will also ask him about doing some work at the Hidden Trails entry monument below Meadowside which is missing some bricks.

### **New Business**

- Next Board Meeting to be set for April 4, 2007 by Menas Realty.

### **Executive Session**

- Fine hearing for dog owners who allow their animals to run loose.

### **Adjournment**

At 7:50PM, President Swanson made a motion to adjourn that was seconded by VP Lindsay. Motion carried unanimously.

Respectfully submitted,

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Joseph Esther Secretary/Treasurer  
Date Submitted: February 19, 2008