

**MINUTES OF THE HIDDEN TRAILS  
HOME OWNER'S ASSOCIATION MEETING  
July 11, 2007**

The meeting was called to order at 7:05 p.m. by Brian Swanson.

Present were:

<b>PRESIDENT</b>	<b>Brian Swanson</b>
<b>VICE PRESIDENT</b>	<b>John Lindsay</b>
<b>SECRETARY - TREASURER</b>	<b>Jane Albo</b>
<b>PROPERTY MANAGER</b>	<b>Fabiana Lansner</b>

**DRAFT**

Also present were three home owners.

**MINUTES**

**FINANCIAL REPORT**

As of June 2007, the Association's total assets are \$263,987.52, which includes \$113,849.26 in reserves. This is an increase of \$4,247.97 from last May 2007 total assets. The homeowners association Hidden Trails is fulfilling the monthly reserve requirements.

Brain Swanson noted that a deposit by SDG&E had been made in the amount of \$2,176.00.

The above information is in compliance with Section 1365.5 (a) 1 through 5 of California Civil Code.

**DELINQUENCY REPORT**

The following parcel numbers are homeowners who are in a 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 execute a lien against the property.

The APN's are as follows: 240-470-0200, 240-470-0900, 240-461-0900, and 240-491-0200.

**HOMEOWNER DISCUSSION**

During open forum, one owner inquired about the spraying for mosquitoes in the abatements, another owner inquired about rabbits eating vegetation in the front yard.

The board's response to the first owner was that the abatements had been sprayed within the last two months but if the homeowner continued to have a problem they can contact the county web site and fill out a form online requesting follow up spraying.

The board suggested the second owner inquire about vector control or pellets to ward off the rabbits.

**NEW BUSINESS**

There was a discussion of board member descent.

The board discussed the management of upcoming fine hearings.

**OLD BUSINESS**

The topic of barking dogs was revisited.

**MOTIONS**

1.) Brian Swanson moved we hire Ronald Grund to review the financial statement at a cost of \$950.00.  
John Lindsay seconded. The motion was unanimously accepted.

**ADJOURNMENT**

The next meeting is scheduled for September, a date was not selected.

A motion to adjourn the meeting was made by Brian and seconded by John. The motion was accepted.  
The meeting was adjourned at 8:35 P.M.

Respectfully submitted,

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Secretary

\_\_\_\_\_  
Date

