

**MINUTES OF THE HIDDEN TRAILS
HOME OWNER'S ASSOCIATION MEETING
APRIL 8, 2008**

The meeting was called to order at 7:00 PM by Jim McNair

Present were:

PRESIDENT	Jim McNair
VICE PRESIDENT	Bob Dunbar
SECRETARY - TREASURER	Jane Albo
PROPERTY MANAGER	Mariana Flores

Also present were 7 homeowners.

MINUTES

The minutes of the February HOA meeting were approved.

FINANCIAL REPORT

As of February 2008, the Association's total assets are \$241,617.47, which includes \$129,319.82 in reserves. This is a decrease of \$4,289.15 from the last report in December 2007. The homeowners association is fulfilling the monthly reserve requirements.

The above information assures the Board has complied with Section 1365.5 (a) 1 through 5 of California Civil Code.

The board reviewed the recommendation by Menas to write off as bad debt four accounts which have been foreclosed and the properties vacated.

(see motion #2 below)

DELINQUENCY REPORT

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 execute a lien against the property. The APN's are as follows: 240-500-03-00, 240-480-01-00.

HOMEOWNER DISCUSSION

A homeowner inquired about brown lawns. Another homeowner discussed an increase in on street parking. A homeowner discussed a neighbor's selection of plants for landscaping, particularly in question were some plants that might be flammable.

OLD BUSINESS

Jim McNair asked for an address correction in the property inspection report.

NEW BUSINESS

The board discussed the new computer program to be used for the Property Inspection Report. The board reviewed the John Wayne Construction proposal to fix the fire burned fence (see motion #4). The board motioned to approve the reserve study (see motion #5). The board reviewed and accepted the Labahn proposal for landscaping (see motion #6). The NOV's were discussed.

MOTIONS:

- 1) Jim McNair motioned we approve the Executive Session minutes of February 2008 and the HOA minutes of February 2008. Bob Dunbar seconded, the motion was unanimously approved.
- 2) Jim McNair motioned we accept the Menas recommendation to write off as bad debt the four accounts listed in the financial report. They have foreclosed and the homes are vacant. Bob Dunbar seconded, the motion was unanimously approved.
- 3) Jim McNair motioned we approve the liens for the two APN's listed. Bob Dunbar seconded, the motion was unanimously accepted.
- 4) Jim McNair motioned we accept the bid from John Wayne construction of \$11,749.00 to repair the fire damaged fences. Bob Dunbar seconded, the motion was unanimously approved.
- 5) Jim McNair motioned we approve the reserve study conducted by McCaffery Consulting. Bob Dunbar seconded, the motion was unanimously accepted.
- 6) Jim McNair motioned we accept the \$22,890.00 proposal from LaBahn's Landscaping. Bob Dunbar seconded, the motion was unanimously approved.

ADJOURNMENT

The meeting was adjourned at 7:36 PM.

Respectfully submitted,

Secretary

Date

