

**MINUTES OF THE HIDDEN TRAILS
HOME OWNER'S ASSOCIATION MEETING
December 2, 2008**

The meeting was called to order at 6:52 p.m.

Present were:

PRESIDENT	Jim McNair
VICE PRESIDENT	Bob Dunbar
SECRETARY - TREASURER	Jane Albo
PROPERTY MANAGER	Jenna Sullivan
MENAS REALTY	Julie Menas

Four homeowners were also present.

HOMEOWNER FORUM

A homeowner thanked the board for responding to car parking situation. Another homeowner thanked the board.

FINANCIAL REPORT

As of December 2, 2008, the Association's total assets are \$196,700.45, which includes \$88,282.72 in reserves. This is a decrease of \$42,282.69 from September 2008. The homeowners association is fulfilling the monthly reserves requirements.

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

The water bill had doubled in price since last August 2008, to discuss with LaBahn's.

Please explain "modify accrual". Julie to discuss with Rick.

Accounts payable, amounts of operating expenses are not matching. Julie to discuss with Rick.

Please explain "payment reversal."

Did the Smartscape grant money come in? Jenna to check with LaBahn's on this.

Under "notes from accounting" the information regarding the recommendation to transfer \$20,000 to fully funded account is mentioned in August, not mentioned in September, mentioned again in October, please explain. Julie to check with Rick.

Landscape billing, why are we billed some months and not others, Jenna to check with LaBahn's.

Please explain chart on page 14.

Silvergate maturation – check on what % Silvergate is quoting now. Jenna to check.

Can the water and electric bills be included in the packet? (see motion #1 below)

Motion to approve financials. (see motion #2 below)

The parcel numbers of 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.

M/S/P—Board approved to have Menas Realty Company to execute a lien against the property.

240-510-14-00

240-460-22-00

MANAGER'S REPORT

Discussion of vacant home, where do we stand on NOV's and bank notification.

Violation Report – data is hard to follow, new data base is coming and should help with this.

Please remove closed violations from report.

Solar Policy acceptance. (see motion #3 below)

NEW BUSINESS

LaBahn's landscape proposals.

#701 and #1108 Jenna to request from LaBahn's more specifics on plants and ask LaBahn's to explain discrepancy in cost on the two proposals.

#851 – approved. (see motion #4 below)

#827 – Joanna later said we didn't need these sensors

MOTIONS

1. Jim moved to include copies of Hidden Trails water and electric bills in our HOA meeting package. Bob seconded, the motion was unanimously accepted.
2. Jim moved to approve the September, October and November financials. Bob seconded, the motion was unanimously approved.
3. Jim moved to accept the solar policy. Bob seconded, the motion was unanimously approved.
4. Jim moved to accept the proposal #851 from LaBahn's landscaping. Bob seconded, the motion was unanimously approved.

ADJOURNMENT

The meeting was adjourned at 8:24 p.m.

Respectfully submitted,

Secretary

Date