

Menas Realty Company  
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**MEMORANDUM**

TO: Hidden Trails Board of Directors  
FROM: Rebekah Burchard, Menas Realty Company  
SUBJECT: Board of Directors Meeting

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**Hidden Trails Board of Directors Meeting**

Thursday, June 11, 2009 at 6:00 p.m.

Escondido Community Center, Citrus Room, 2245 East Valley Parkway, Escondido, CA 92027

**AGENDA**

ANNUAL ELECTION – 5:30 PM

I. ELECTION OF DIRECTORS

ORGANIZATIONAL SESSION – Closed to Membership

II. ELECTION OF OFFICERS

REGULAR SESSION – approximately 6:00 PM

- III. HOMEOWNER FORUM (20 minute max)  
A) Announcement of New Board Members
- IV. APPROVAL OF MINUTES  
A) March 12, 2009 Board Meeting Minutes
- V. FINANCIAL REPORT  
A) March, April & May 2009 Financial Statements  
B) Delinquencies  
C) SDG&E Invoices – City Reimbursement
- VI. MANAGEMENT REPORT  
A) Action List  
B) Property Inspections – March, April & May 2009  
C) Violation Spreadsheet  
1) Owner Responses  
D) Work Orders
- VII. COMMITTEE REPORTS  
A) DRC Activity Log  
B) Landscape Maintenance Discussion
- VIII. UNFINISHED BUSINESS
- IX. NEW BUSINESS  
A) Draft Financial Review  
1) Representation Letter

EXECUTIVE SESSION – Closed to Membership

- X. APPROVAL OF MINUTES  
A) March 12 and April 9, 2009 Executive Meeting Minutes
- XI. COLLECTION OF ASSESSMENTS  
A) Payment Plan Request
- XII. ADJOURNMENT – Next Meeting Date September 10, 2009

**HIDDEN TRAILS HOMEOWNERS ASSOCIATION  
TABLE OF CONTENTS  
June 11, 2009**

Management Summary Report ..... 1-3

**REGULAR SESSION**

Approval of March 12, 2009 Meeting Minutes ..... 4-5

March 2009 Financial Report ..... 6-58

April 2009 Financial Report ..... 59-109

May 2009 Financial Report..... 110-152

Delinquencies ..... 153-154

SDG&E Invoices – City Reimbursement ..... 155-156

Action List ..... 157-159

Property Inspection Reports ..... 160-167

Violation Spreadsheet & Response Letters ..... 168-178

Work Orders ..... 179-180

DRC Activity Log ..... 181

Draft Financial Review & Representation Letter ..... 182-194

**EXECUTIVE SESSION**

Approval of March and April 2009 Executive Minutes ..... 195-197

Payment Plan Request ..... 198-204

# **HIDDEN TRAILS HOA**

## **Executive Session**

**June 11, 2009**