

**MINUTES OF THE HIDDEN TRAILS
HOME OWNER'S ASSOCIATION MEETING
July 09, 2009**

MEETING NOTICE

Upon notice given and received, a Board of Directors meeting for the Hidden Trails Homeowners Association was held on July 9, 2009 at 6:30 PM at the Escondido Community Center, Grove Room, 2245 East Valley Parkway, Escondido, CA 92027.

CALL TO ORDER

The meeting was called to order at 6:35 p.m. by Board President, Gene Marzo, immediately following an organizational session held for the election of officers.

Present were:

PRESIDENT	Gene Marzo
SECRETARY - TREASURER	Bob Dunbar
PROPERTY MANAGER	Becky Burchard

Also present were three homeowners.

Absent were:

VICE-PRESIDENT	Michael Albo
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HOMEOWNER FORUM

Homeowners largely discussed the requirements to submit proposed design changes with the Design Review Committee (DRC). One homeowner also wished to state their pleasure with the new landscapers.

MINUTES

Upon a motion duly made by Bob Dunbar, seconded by Gene Marzo and unanimously carried, the regular minutes of the March 12th homeowners meeting were approved as submitted.

FINANCIAL REPORT

As of May 31, 2009, the Association's total assets are \$166,625.19, which includes \$89,503.72 in reserves. This is an increase of \$739.98 from the previous month and reflects a year to date deficit of \$54,553.12. The homeowners association is fulfilling the monthly reserves requirements.

Upon a motion duly made by Bob Dunbar, seconded by Gene Marzo and carried, the Board accepted the March, April, and May 2009 financials as submitted.

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

Bad Debt: The May Financial Summary has noted four accounts that have been foreclosed by the bank with outstanding balances.

Upon a motion duly made by Bob Dunbar, seconded by Gene Marzo and carried, the Board approved to write off the past due debt of accounts 801208, 801317, 801321 and 801475 as uncollectible due to bank foreclosure.

Delinquencies: The following parcel numbers are homeowners who are in delinquent status and a pre-lien letter has been sent: 240-510-26-00.

Upon a motion duly made by Gene Marzo, seconded by Bob Dunbar and unanimously carried, the Board of Directors authorizes Menas Realty Company to execute a lien against the property, should the account remain delinquent on the first of the next month.

SDG&E Invoices

The City of Escondido has confirmed that the electric service for the sewage pumping station at 397 Oak Valley Lane should be paid by the City. Menas has pulled the records on this meter from January 2007, and was given approval by the Board to pull records from earlier months.

MANAGEMENT REPORT

The Board reviewed the action list, property inspection report, violation spreadsheet and work order log. The Board instructed Menas to prepare a committee charter documenting the rules governing the Design Review Committee for Board review.

COMMITTEE REPORTS

DRC Report: The Board reviewed the DRC activity log as submitted by Management. The Board also discussed the DRC and voiced interest in a more comprehensive paper trail to include the minutes of each DRC meeting. Gene Marzo and Bob Dunbar also expressed interest in co-chairing the DRC.

Landscape Maintenance: Gene Marzo and Bob Dunbar voiced interest to participate in monthly inspections with management and the landscapers.

UNFINISHED BUSINESS

There was no unfinished business to come before the Board at this time.

NEW BUSINESS

Draft Financial Review: The Board tabled discussion of the draft financial review until the Board Members have had time to review the document in detail.

ADJOURNMENT

The meeting was adjourned at 7:50 p.m. directly into executive session to discuss collection of assessments.

Respectfully submitted,

Secretary

Date