

**MINUTES OF THE HIDDEN TRAILS
HOME OWNER'S ASSOCIATION MEETING
September 10, 2009**

MEETING NOTICE

Upon notice given and received, a Board of Directors meeting for the Hidden Trails Homeowners Association was held on September 10, 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 6:31p.m. by Board President, Gene Marzo.

Present were:

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

Also present were six homeowners.

HOMEOWNER FORUM

Concerns were again raised regarding the fire gate at the top of S. Hidden Trails Rd. Discussion surrounded the inclusion of a new pad lock either on the gate arm or on the control box next to the gate. A closed gate also ensures that Hidden Trails Rd. is not a through street for surrounding neighborhoods.

A homeowner reported that the irrigation behind lots 263-266, which appears to be HOA maintained, is malfunctioning and requires repair.

MINUTES

Upon a motion duly made by Michael Albo, seconded by Gene Marzo and unanimously carried, the regular minutes of the August 18th 2009 homeowners meeting were approved as submitted.

FINANCIAL REPORT

As of August 31, 2009, the Association's total assets are \$152,684.89, which includes \$98,173.83 in reserves. This is a decrease of \$815.74 from July and reflects a year to date deficit of \$14,359.41. The homeowners association is fulfilling the monthly reserves requirements.

Upon a motion duly made by Michael Albo, seconded by Gene Marzo and carried, the Board accepted the August 2009 financials subject to addressing outstanding questions and the year-end review.

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

Delinquencies: The following accounts are in delinquent status and due for the filing of a lien: APNs 240-417-17, 240-451-25, 240-440-16 and 240-491-07.

Upon a motion duly made by Michael Albo, seconded by Gene Marzo 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.

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Collection Agencies: Two collection agencies were considered to work with the homeowners associations. Both do not charge any fees, but take a percentage of any amount collected from the delinquent party.

Upon a motion duly made by Michael Albo, seconded by Gene Marzo and unanimously carried, the Board of Directors authorizes Menas Realty Company to turn over all recent foreclosed accounts with significant balances to Direct Recovery Associates Inc.

SDG&E Invoices: For the sewage pumping station at 397 Oak Valley Lane, the City of Escondido has confirmed that they will reimburse the Association back to May 2006.

MANAGEMENT REPORT

The Board reviewed the action list, property inspection report, violation spreadsheet and work order log. The Board considered a submitted proposal for repair to the fire access gate atop S. Hidden Trails Rd. The Board also instructed Menas Realty Company to investigate brush limits and liability coverage within the common area with Fish & Game regulations, Dudek, etc. Insurance companies are requesting a 75' clearance for homes and nearby brush.

COMMITTEE REPORTS

DRC Report: The Board reviewed the DRC activity log as submitted by Management. The Board considered changes guided by the City of Escondido's new ordinances regarding parking private vehicles. No decision was made at this time.

UNFINISHED BUSINESS

Draft Financial Review: The Board reviewed the draft financial review.

Upon a motion duly made by Gene Marzo, seconded by Mike Albo and carried, the Board approved the financial review and submitted and authorized Management to mail it out to the membership.

NEW BUSINESS

There was no New Business to come before the Board at this time.

ADJOURNMENT

The meeting was adjourned at 7:43 p.m. directly into executive session for Enforcement Hearings and Collection of Assessment matters.

Respectfully submitted,

Secretary

Date