

**MINUTES OF THE HIDDEN TRAILS  
HOME OWNER'S ASSOCIATION MEETING  
October 20, 2009**

**MEETING NOTICE**

Upon notice given and received, a Board of Directors meeting for the Hidden Trails Homeowners Association was held on October 20, 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 6:30p.m. by Board President, Gene Marzo.

Present were:

<b>PRESIDENT</b>	<b>Gene Marzo</b>
<b>SECRETARY - TREASURER</b>	<b>Bob Dunbar</b>
<b>PROPERTY MANAGER</b>	<b>Becky Burchard</b>

Absent were:

<b>VICE-PRESIDENT</b>	<b>Michael Albo</b>
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Also present were one homeowner.

**HOMEOWNER FORUM**

A homeowner missed the last street sweeping performed by the City of Escondido, and had questions about the frequency of street maintenance and sweeping. The Board has offered to investigate.

A request was made to the Board by a homeowner to pay to advertise in the community's monthly newsletter. The Board believes the costs of running this type of campaign would outstrip any potential profits. Instead, the Board suggested the homeowner post these details within the online bulleting board – <http://www.hiddentrailshoa.com/bulletin.htm>.

**MINUTES**

Upon a motion duly made by Bob Dunbar, seconded by Gene Marzo and unanimously carried, the regular minutes of the September 10<sup>th</sup> 2009 homeowners meeting were approved as submitted.

**FINANCIAL REPORT**

As of September 30, 2009, the Association's total assets are \$155,033.49, which includes \$98,232.57 in reserves. This is an increase of \$2,349.01 from August and reflects a year to date deficit of \$12,069.55. The homeowners association is fulfilling the monthly reserves requirements.

Upon a motion duly made by Gene Marzo, seconded by Bob Dunbar and carried, the Board accepted the September 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: No liens due

**MANAGEMENT REPORT**

The Board reviewed the action list, property inspection report, violation spreadsheet and work order log

**COMMITTEE REPORTS**

DRC Report: The Board reviewed the DRC activity log as submitted by Management.

**UNFINISHED BUSINESS**

Rule Revision Discussion: The Board considered changes guided by the City of Escondido's new ordinances regarding parking private vehicles. The Board has tabled further discussions regarding updates to the rules at this time.

Gate Repair: The Board of Directors authorizes Menas Realty Company to work with the gate company to place a pad lock over the motors access panel. The Board has also asked Menas for pricing to place signage on the gate describing legal restrictions against tampering.

Brush Management: The Board reviewed finding prepared after investigating 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.

**NEW BUSINESS**

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

**ADJOURNMENT**

The meeting was adjourned at 7:34 p.m. directly into executive session for Enforcement Hearings and Collection of Assessment matters.

Respectfully submitted,

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Secretary

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Date