

**MINUTES OF THE HIDDEN TRAILS
HOME OWNER'S ASSOCIATION MEETING
November 17, 2009**

MEETING NOTICE

Upon notice given and received, a Board of Directors meeting for the Hidden Trails Homeowners Association was held on November 17, 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:

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

Also present were fourteen homeowners.

HOMEOWNER FORUM

The Escondido Utilities Department presented information pertaining to the proposed replacement of the existing Reed Reservoir atop Hidden Trails Rd. Exhibits/diagrams shown during the meeting were also made available at <http://www.hiddentrailshoa.com/news.htm>. Early next year, the current steel (2.5 million gallon tank) will be joined by two new Type I pre-stressed concrete reservoirs of equal size. The master plan also calls for the current steel tank to be removed, and the site to hold a total of four concrete tanks; bringing the capacity from 2.5 to 10 million gallons in the next 20-40 years. Questions were raised regarding height, color, hours of construction, blasting noise, landscaping, and street wear and tear associated with the trucks used to clear the current site.

After the City's presentation, homeowners also discussed speed limits within the community, growth of Frances Ryan Park, landscaping on the corner of Hidden Trails and E Valley Pkwy, the fire gate atop Hidden Trails Rd. (no tampering witnessed in the last two months), and some vandalism in the Meadows (homeowners car was egged and smeared with dirt, etc.).

The Board used this forum to also confirm the rejection of a fully gated community, sighting costs as the primary obstacle.

MINUTES

Upon a motion duly made by Mike Albo, seconded by Gene Marzo and unanimously carried, the regular minutes of the October 20th 2009 homeowners meeting were approved as submitted.

FINANCIAL REPORT

As of October 31, 2009, the Association's total assets are \$163,538.35, which includes \$98,524.02 in reserves. This is an increase of \$8,504.86 from September and reflects a year to date deficit of \$3,856.14. The homeowners association is fulfilling the monthly reserves requirements.

Upon a motion duly made by Gene Marzo, seconded by Mike Albo and carried, the Board accepted the October 2009 financials subject to 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 240-510-28.

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.

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

Gate Repair: The Board of Directors authorizes Menas Realty Company to work with Fenceworks Inc. to place a pad lock over the motor's access panel and to place signage on the gate describing legal restrictions against tampering. The Board rejected the idea of dismantling the swing arm from the motor, building a cage around the motor, and installing a Knox padlock shackle w/ chain on the gate.

Landscape Proposals: The Board of Directors authorizes Menas Realty Company to permit Benchmark to move forward on the Ridgemont Circle slope planting, and to hold off on the Meadow Crest Slope planting.

Brush Management: Following a meeting between Gene, Benchmark and Dudek to review the basin on Oak Valley, Benchmark submitted a proposal which has been approved by William Lyon Homes. Ongoing, maintenance obligations will fall to the Homeowner's Association of Hidden Trails.

NEW BUSINESS

Insurance Renewal: Upon a motion duly made by Gene Marzo, seconded by Bob Dunbar and unanimously carried, the Board of Directors authorizes Menas Realty Company to appoint Alante Insurance Services/MCS as broker of record for our Directors and Officers and Umbrella Policies; subject to receipt of corrected itemized table of costs.

ADJOURNMENT

The meeting was adjourned at 8:38 p.m. directly into executive session for Enforcement Hearings and Collection of Assessment matters.

Respectfully submitted,

Secretary

Date