

**MINUTES OF THE HIDDEN TRAILS
HOME OWNER'S ASSOCIATION MEETING
December 15, 2009**

MEETING NOTICE

Upon notice given and received, a Board of Directors meeting for the Hidden Trails Homeowners Association was held on December 15, 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
SECRETARY - TREASURER	Bob Dunbar
PROPERTY MANAGER(s)	Becky Burchard
	Donna Beaulieu

Absent were:

VICE-PRESIDENT	Michael Albo
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Also present were four homeowners.

HOMEOWNER FORUM

A homeowner raised water concerns upon the proposals to introduce:

- 2,700 new homes within Merriam Mountains on 2,327 acres north of Deer Springs Road
- 10,000 new homes within Rancho Guejito on 22,000 plus acres east of Lake Wolford

Homeowners also had interest in the rumored sale of Beacon Hills avocado grove. Rumor tells of two buyers (100 Acres and 262 Acres) with housing for workers being moved midway down Old Guejito Grade Rd. The Board was also asked to recover any Site Surveys generated for this transaction.

Finally, the forum was open to discussions of how and why we require DRC approval for alterations to front yard landscaping.

MINUTES

Upon a motion duly made by Gene Marzo, seconded by Bob Dunbar and unanimously carried, the regular minutes of the November 17th 2009 homeowners meeting were approved as submitted.

FINANCIAL REPORT

As of November 30, 2009, the Association's total assets are \$165,581.70, which includes \$98,624.43 in reserves. This is an increase of \$2,043.35 from October and reflects a year to date deficit of \$1,913.20. 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 November 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: 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

Silvergate CD Certificate: Upon a motion duly made by Gene Marzo, seconded by Bob Dunbar and unanimously carried, the Board of Directors ratifies their decision to close CD#10-03015359 and re-invest with Ironstone.

Landscape Proposals: The Board of Directors continues to hold off on the Meadow Crest Slop planting.

NEW BUSINESS

Landscape Proposals: Following a physical inspection of the Pepper Trees located near lot #43, Benchmark has submitted a proposal for the removal & replacement of the dead and dying trees with three Crape Myrtles. Homeowners directly impacted by this change will be notified by mail and provided an opportunity to comment.

Insurance Renewal: Upon a motion duly made by Gene Marzo, seconded by Bob Dunbar and unanimously carried, the Board of Directors ratifies their decision to authorize Menas Realty Company to appoint Alante Insurance Services/MCS as broker of record for our Directors and Officers and Umbrella Policies.

ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Secretary

Date