

**MINUTES OF THE HIDDEN TRAILS
HOME OWNER'S ASSOCIATION MEETING
April 13, 2010**

MEETING NOTICE

Upon notice given and received, a Board of Directors meeting for the Hidden Trails Homeowners Association was held on April 13, 2010 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	Donna Beaulieu

Also present were four homeowners, and James McCormick representing Peters & Freedman, L.L.P..

MINUTES

Upon a motion duly made by Bob Dunbar, seconded by Gene Marzo and unanimously carried, the regular minutes of the February 16th 2010 homeowners meeting were approved as submitted.

FINANCIAL REPORT

As of March 31, 2010, the Association's total assets are \$185,543.81, which includes \$99,033.10 in reserves. This is an increase of \$16,009.91 from February and reflects a year to date surplus of \$17,640.24. The homeowners association is fulfilling the monthly reserves requirements.

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 240-441-06, 240-441-13, 240-451-29, 240-410-226, 240-490-32, 240-510-28, 240-500-06 and 240-510-40.

Upon a motion duly made by Gene Marzo, seconded by Mike Albo and unanimously carried, the Board of Directors authorizes Menas Realty Company to execute a lien against these properties should the accounts 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.

Hidden Trails Homeowners Association

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UNFINISHED BUSINESS

Xeriscape Guidance: The Board again expressed interest in meeting with a couple of landscape vendors to help draft new guidelines for front yard xeriscaping.

NEW BUSINESS

Irrigation Meters: Three meters installed by William Lyon Homes should have been turned over to the city upon completion of the community, which was not done. Management is looking into the matter.

Peters & Freedmand, L.L.P.: James McCormick was introduced to the Board at no charge to explain their services. This introduction also allowed the Board to ask some questions.

General Payment Plan: Menas suggests the Board accepts a new payment plan for homeowners. Donna will soon be circulating a draft plan that may be reviewed/edited by the Board.

ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Secretary

Date