

**MINUTES OF THE HIDDEN TRAILS
HOME OWNER'S ASSOCIATION MEETING
May 18, 2010**

MEETING NOTICE

Upon notice given and received, a Board of Directors meeting for the Hidden Trails Homeowners Association was held on May 18, 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	Markus Ashley

Also present were one homeowner, Craig Whittemore and Neil Greenwood from the Escondido Utilities Department, and a Tim Gangel from Gateway Pacific Contractors, Inc. for the Reed Reservoir Project.

HOMEOWNER FORUM

The Reed Reservoir Project consists generally of construction including: Installation of two Type I pre-stressed concrete reservoirs, Valve Structure, interconnecting piping, grading, paving, and site improvements, landscaping, electrical, instrumentation, demolition of the existing facilities, repair and reconstruction of existing improvements affected by the Work, and incidentals for complete and usable facility. The demolition of the existing reservoir is not included as a part of this project but will start soon after (540 calendar days). The contractor will start 'turning dirt' in June/July. Blast inspections will begin very shortly.

The board also discussed the appointment of a new chairman for the Design Review Committee.

MINUTES

Upon a motion duly made by Mike Albo, seconded by Gene Marzo and unanimously carried, the regular minutes of the April 13th 2010 homeowners meeting were approved as submitted.

FINANCIAL REPORT

As of April 30, 2010, the Association's total assets are \$192,536.24, which includes \$99,036.05 in reserves. This is an increase of \$6,992.43 from March and reflects a year to date surplus of \$24,629.72. 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 April 2010 financials.

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

DELINQUENCIES

Upon a motion made by Mike Albo, seconded by Gene Marzo and carried, four (4) liens were approved to be filed against delinquent owners for the collection of assessments owed.

APN: 240-470-06-00, APN: 240-451-02-00, APN: 240-480-08-00, APN: 240-461-16-00

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PAYMENT PLAN

Upon a motion made by Gene Marzo, seconded by Mike Albo and carried, the Board approved the payment plan submitted by a delinquent homeowner. Payment plan shall commence June 1, 2010 at a rate of the current assessment \$105.00, and an additional \$53.00 per month.

2010-2011 BUDGET

Upon a motion made by Gene Marzo, seconded by Bob Dunbar and carried, the Board ratified the approved budget for the 2010-2011 fiscal year.

MANAGEMENT REPORT

The Board reviewed the following reports: action list, property inspection report, violation report and work order log.

COMMITTEE REPORTS

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

UNFINISHED BUSINESS

Irrigation Meters: The irrigation meters, intended to be turned over to the city, were briefly discussed with a more detailed report to follow by the next scheduled meeting.

Backflow Devices: The Board of Directors was informed of the underground leak near Hidden Estates Lane. A proposal to repair the leak will be presented to the Board for action outside of meeting.

NEW BUSINESS

Owner/General Correspondence: The Board reviewed correspondence sent to and received from owners since the last meeting. No action was taken.

General Discussion: Board met with new Community Manager, Markus Ashley to discuss pending action items. No action taken.

ADJOURNMENT

The meeting was adjourned at 8:23 p.m.

Respectfully submitted,

Secretary

Date