

**MINUTES OF THE HIDDEN TRAILS
HOME OWNER'S ASSOCIATION MEETING
July 20, 2010**

MEETING NOTICE

Upon notice given and received, a Board of Directors meeting for the Hidden Trails Homeowners Association was held on July 20, 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 6:23p.m. by Board President, Gene Marzo.

Present were:

PRESIDENT	Gene Marzo
SECRETARY - TREASURER	Bob Dunbar
PROPERTY MANAGER	Markus Ashley

Absent were:

VICE-PRESIDENT	Michael Albo
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Also present were six homeowners.

HOMEOWNER FORUM

The presence in person or by proxy of at least twenty-five percent (25%) of the Association's voting power constitutes a quorum of the Membership. During role call and certification of proxies, the Hidden Trails Community Association fell short of quorum for our Annual Membership Meeting. This was the association's second attempt at an Annual Membership Meeting with the first attempt being held on June 15th.

The board has instructed Menas Realty Company to mail a new Homeowner Proxy to the membership.

MINUTES

Upon a motion duly made by Gene Marzo, seconded by Bob Dunbar and unanimously carried, the regular minutes of the May 18th 2010 homeowners meeting were approved as submitted.

FINANCIAL REPORT

As of May 31, 2010, the Association's total assets are \$194,177.06, which includes \$99,038.92 in reserves. This is an increase of \$1,640.82 from April and reflects a year to date surplus of \$26,267.67. 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 May 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 Gene Marzo, seconded by Bob Dunbar and carried, four (5) liens were approved to be filed against delinquent owners for the collection of assessments owed.

APN: 240-490-32-00, APN: 240-441-04-00, APN: 240-450-08-00, APN: 240-451-36-00, APN: 240-510-18-00

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FINANCIAL AUDIT

Upon a motion made by Gene Marzo, seconded by Bob Dunbar and carried, the Board approved the financial audit prepared by Ronald E. Grund for the year ended May 31, 2010.

RESERVE STUDY

Upon a motion made by Gene Marza, seconded by Bob Dunbar and carried, the Board approved the Reserve Analysis Report prepared by McCaffery Reserve Consulting for the year ended May 31, 2010.

FIRE ACCESS GATE

The Board of Directors authorizes Menas Realty Company to work with Fenceworks Inc. to provide an estimate on the cost to repair the conduit for the fire gate at the top of Hidden Trails Rd. If the gate proves to be inoperable, the Board would like a second estimate for dismantling the swing arm from the motor and installing a Knox padlock shackle w/ chain on the gate.

PROPOSED RULE CHANGE

The Board of Directors agrees that the language found in the current Architectural & Design Guidelines "access driveways may not be used for parking or storage" is correct. No changes to the rules are desired at this time.

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.

ADJOURNMENT

The meeting was adjourned at 7:02 p.m.

Respectfully submitted,

Secretary

Date