

**MINUTES OF THE HIDDEN TRAILS
HOME OWNER'S ASSOCIATION MEETING
November 16, 2010**

MEETING NOTICE

Upon notice given and received, a Board of Directors meeting for the Hidden Trails Homeowners Association was held on November 16, 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 6:28 p.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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HOMEOWNER FORUM

Also present were one homeowner. Topics raised included un-neighborly development within the Groves, street sweeping schedule, dog noise, stumped tree, and the maintenance of Hidden Trails beyond the pumping station.

MINUTES

Upon a motion duly made by Gene Marzo, seconded by Bob Dunbar and unanimously carried, the regular minutes of the September 21th 2010 board meeting were approved as submitted.

FINANCIAL REPORT

As of October 31, 2010, the Association's total assets are \$211,676.06, which includes \$100,584.87 in reserves. This is an increase of \$6,437.60 from August and reflects a year to date surplus of \$15,953.05. The homeowners association is fulfilling the monthly reserves requirements.

Upon a motion duly made by Gene Marzo, seconded by Bob Dunbar and carried, the Board accepted the September, and October financials for 2010.

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 Bob Dunbar, seconded by Gene Marzo and carried, three (3) liens were approved to be filed against delinquent owners for the collection of assessments owed.

APN: 240-441-04-00, APN: 240-480-08-00, APN: 240-510-14-00

COMMERCIAL METERS

The Hidden Trails Homeowners Association has been incorrectly billed for three City meters, installed by our developer in 2000. Upon a motion made by Bob Dunbar, seconded by Gene Marzo and carried, the Board of Directors has instructed Menas Realty Company to turn this matter over to the legal council of Peters & Freedman, L.L.P.

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RESERVE CD

On 12/29/10, the Ironstone Band CD is set to expire. The Board of Directors has instructed Menas Realty Company to find bank running locally in Escondido with the best rates.

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

Brush Management Proposal: The basin at the end of Oak Valley Ln. is a riparian area with a conservation easement. The community needs a permit from Fish and Game to do any clearing in this area. Bob Dunbar has circulated e-mails captured during meetings by the previous Board. These will be reviewed prior to consideration of this proposal.

NEW BUSINESS

Doggie Bag Stations: The Board of Directors discussed and rejected the idea of placing satiations (one at each end) of the community.

Insurance Renewals: The Association's existing insurance policy will expire November 30th, 2010. Upon a motion duly made by Gene Marzo, seconded by Bob Dunbar and carried, the Board of Directors has instructed Menas Realty Company to renew our policy with Alante Insurance Services.

Reserve Study Proposal: The Board package did not include a proposal from McCaffery Reserve Consulting. The Board of Directors has instructed Menas Realty Company to seek an additional proposal from McCaffery.

ADJOURNMENT

The meeting was adjourned at 7:56 p.m.

Respectfully submitted,

Secretary

Date