

**MINUTES OF THE HIDDEN TRAILS
HOME OWNER'S ASSOCIATION MEETING
January 20, 2011**

MEETING NOTICE

Upon notice given and received, a Board of Directors meeting for the Hidden Trails Homeowners Association was held on January 20, 2011 at 6:00 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 6:03 p.m., by Property Manager Markus Ashley.

Present were:

**VICE-PRESIDENT
SECRETARY - TREASURER
PROPERTY MANAGER**

**Michael Albo
Bob Dunbar
Markus Ashley**

Absent were:

PRESIDENT

Gene Marzo

HOMEOWNER FORUM

Also present were three homeowners. Topics raised included the condition of the trail after the rains, parking during soccer games, and color options for the green fence behind view lots.

MINUTES

Upon a motion duly made by Bob Dunbar, seconded by Mike Albo and unanimously carried, the regular minutes of the November 16th 2010 board meeting were approved as submitted.

FINANCIAL REPORT

As of December 31, 2010, the Association's total assets are \$226,568.08, which includes \$101,249.88 in reserves. This is an increase of \$14,892.02 from October and reflects a year to date surplus of \$30,180.06. The homeowners association is fulfilling the monthly reserves requirements.

Upon a motion duly made by Mike Albo, seconded by Bob Dunbar and carried, the Board accepted the November, and December 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 Mike Albo and carried, five (5) liens were approved to be filed against delinquent owners for the collection of assessments owed.

APN: 240-510-28-00, APN: 240-510-24-00, APN: 240-510-14-00, APN: 240-471-07-00, APN: 145-192-07-00

DESIGN REVIEW COMMITTEE

Upon a motion made by Mike Albo, seconded by Bob Dunbar and carried, the Board has appointed homeowner Christina Juarez as DRC Chair.

Hidden Trails Homeowners Association

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RESERVE CD

On 12/29/10, the Ironstone Band CD is set to expire. The Board of Directors postponed making changes until the next homeowners meeting.

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

Reserve Study Proposals: Upon a motion duly made by Mike Albo, seconded by Bob Dunbar and carried, the Board chose the proposal from McCaffery Reserve for an amount of \$799.00.

NEW BUSINESS

Benchmark Proposal: During the November walk thru, areas along Ridgemont Circle and the slope on the fire access road that leads to the Meadows were identified for new plantings.

ADJOURNMENT

The meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Secretary

Date