

**MINUTES OF THE HIDDEN TRAILS
HOME OWNER'S ASSOCIATION MEETING
April 19, 2011**

MEETING NOTICE

Upon notice given and received, a Board of Directors meeting for the Hidden Trails Homeowners Association was held on April 19, 2011 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 6:32 p.m., by Board President Gene Marzo.

Present were:

PRESIDENT	Gene Marzo
SECRETARY - TREASURER	Bob Dunbar
PROPERTY MANAGER	Erin Jones

Absent were:

VICE-PRESIDENT	Michael Albo
-----------------------	---------------------

HOMEOWNER FORUM

Also present were four homeowners. An issue was raised concern the potential for a fire hazard on the end of Meadow Side Pl.

MINUTES

Upon a motion duly made by Bob Dunbar, seconded by Gene Marzo and unanimously carried, the regular minutes of the January 20th 2011 board meeting were approved as submitted.

FINANCIAL REPORT

As of March 31, 2011, the Association's total assets are \$253,479.59, which includes \$101,888.16 in reserves. This is an increase of \$26,911.51 from December and reflects a year to date surplus of \$56,453.29. 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 January, February, and March financials for 2011.

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, one (1) lien was approved to be filed against delinquent owners for the collection of assessments owed.

APN: 240-510-42-00

BUDGET, RESERVE STUDY, 5 YEAR PLAN

Upon a motion made by Bob Dunbar, seconded by Gene Marzo and carried, the Board of Directors has approved the Budget, Reserve Study, and 5 Year Plan.

MANAGEMENT REPORT

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

UNFINISHED BUSINESS

Menas Client Services: Menas has officially retired their Client Services website. The Board has asked that all soft copies of the documents hosted there be turned over to the community (letters, minutes, announcements, etc.)

Trail Repair: The Board of Directors has instructed Menas Realty Company to request a quote from California Earthcare to treat the DG trails with a sprayed PolyPavement stabilizer.

Violation Spreadsheet: The Board of Directors has not yet seen a revised spreadsheet with a new column detailing fine information.

Disputed Water Meters: The Board continues to work with Menas Realty Company and Peters & Freedman, L.L.P. to arrange a meeting with the City of Escondido.

NEW BUSINESS

Brow Ditch Maintenance: The Board believes that all brow ditches surrounding the community are owned and maintained by the Hidden Trails Homeowners Association. These should be regularly maintained by our existing agreement with Benchmark Landscape. The Board of Directors is not ready to sign a new proposal.

Flow Sensor: Upon a motion duly made by Gene Marzo, seconded by Bob Dunbar and carried, the Board accepted the easier proposal from Benchmark Landscape to replace the Controller EE sensor at a cost of no more than \$500.00.

Community Website: The Board of Directors has rejected a proposal from Menas Realty Company to pay monthly for an alternative association website. Our community will continue to leverage <http://www.hiddentrailshoa.com/>

First and Second Pay Cycles: The Secretary of the Board has historically received scanned copies of the first and second pay cycles. More recently, this automated delivery has stopped. The Board of Directors has instructed Menas Realty Company to reinstate this automated deliver. Edgar Viedma in Accounts Payable will likely have more details.

ADJOURNMENT

The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Secretary

Date