

**HIDDEN TRAILS HOA
MINUTES OF THE BOARD OF DIRECTORS MEETING
MARCH 20, 2012**

The meeting was called to order at 6:00 P.M., by the President, Mike Albo and held at the East Valley Community Center in the Grove Room.

Board Members present were:

| | |
|------------------------|-------------------|
| PRESIDENT: | Mike Albo |
| VICE PRESIDENT: | Jim McNair |

Also present was Erin Jones, representing Menas Realty Company.

Absent from the meeting was Secretary/Treasurer, Bob Zimmerman.

HOMEOWNER FORUM

There were no homeowners present for Homeowner Forum.

MINUTES

Mike Albo motioned to approve the December 12, 2011 General Session minutes, which was seconded by Jim McNair and carried unanimously.

FINANCIAL REPORT

Jim McNair motioned to accept the November and December 2011 and January and February 2012 financials, subject to the year-end review, which was seconded by Mike Albo and carried unanimously.

DELINQUENCY REPORT

The monthly delinquency report was reviewed by the Board. A motion was made by Mike Albo to approve to file a lien against the following delinquent accounts for non-payment of assessments in accordance with the collection policy. The motion was seconded by Jim McNair and carried unanimously.

- 240-451-25
- 240-451-20
- 240-500-24
- 240-510-26
- 240-510-40
- 240-510-10

ACTION LIST

The Board reviewed and discussed the December 2011 action list. No action required.

PROPERTY INSPECTION

The Board reviewed the February 2012 property inspection report. No action required.

LANDSCAPE INSPECTION

The Board reviewed the February 2012 Benchmark landscape inspection report. No action required.

VIOLATION SPREADSHEET

The Board reviewed the open violations spreadsheet. No action required.

WORK ORDERS

The Board reviewed the work order report. No action required.

UNFINISHED BUSINESS

DG Path Proposal:

The Board reviewed the updated proposal from Benchmark to repair the DG path. Mike Albo made a motion to approve the proposal for \$65,756.00 to be paid out of Operating. Jim McNair seconded and the motion carried unanimously.

Rules and Regulations:

The Board reviewed the proposed edits to the Rules and Regulations made by Jim McNair and Legal. Jim McNair made a motion to approve sending the proposed Rules and Regulations to the membership for review. Mike Albo seconded and the motion carried unanimously.

NEW BUSINESS

Draft Reserve Study:

The Board reviewed the draft reserve study performed by McCaffery Reserve Consulting showing the Association as 94% funded. Mike Albo made a motion to approve the draft reserve study. Jim McNair seconded and the motion carried unanimously.

Draft Budget:

The Board reviewed the draft 2012 budget reflecting no increase. Jim McNair made a motion to approve the draft 2012 budget. Mike Albo seconded and the motion carried unanimously.

Homeowner Correspondence:

The Board reviewed correspondence from 3253 Meadow Crest Place regarding parking issues in the community. The Board instructed Management to offer the homeowner space in the newsletter for an article outlining his concerns.

Unanimous Written Consent:

Management presented the Board with Unanimous Written Consent form to address emergency business via email.

ADJOURNMENT

With no further business to discuss, a motion to adjourn the meeting was made by Mike Albo, seconded by Jim McNair, and carried unanimously.

The meeting was adjourned at 7:00 P.M and proceeded into Executive Session to address Minutes and Delinquencies.

Respectfully submitted,

Board Member

Date