

HIDDEN TRAILS COMMUNITY ASSOCIATION
Board of Directors
Minutes of Meeting

September 19, 2012

President Mike Albo called the meeting to order at 6:10 p.m. Directors in attendance were President Albo, Vice-President Jim McNair, and Secretary/Treasurer Bob Zimmerman. Also in attendance was Debby Baker of California Community Management. *Let the record reflect the meeting was held at 247 Kalmia, Escondido, CA 92025.*

PUBLIC DISCUSSION: There was one (1) resident present.

APPROVAL OF MINUTES: The June 2012 meeting minutes and organizational minutes were unanimously approved by acclamation as presented.

FINANCIAL STATEMENT: The June and July financials were unanimously approved by acclamation with two corrections on the recreated June statements.

CORRESPONDENCE: The Board reviewed the correspondence.

ARCHITECTURAL COMMITTEE:

The Board of Directors reviewed and accepted DRC Committee member, Rick Wood's resignation from the DRC Committee. The Board of Directors asked for volunteers to serve on the DRC Committee. Homeowner Bob Dunbar agreed to serve on the DRC Committee with Mike Albo and Jim McNair.

Bob Dunbar requested his construction deposit of \$175.00 to be refunded due to the completion of his improvement. The Board of Directors unanimously approved by acclamation to refund Mr. Dunbar his deposit.

NEW BUSINESS:

1. The Board of Directors ratified the proposal from Benchmark Landscape for brush management at the bottom of Oak Valley for \$1,288.00.
2. The Board of Directors reviewed the proposal for \$197.91 from Gate Masters, Inc. to get the fire gate operational again. However, the Board discussed the matter about the on-going expense to repair the gate due to vandalism and unanimously approved by acclamation to remove the unnecessary equipment and make it manually operated. The fire department will have to be contacted so that they can put their lock at the gate for emergency access and the Association will have their lock for emergency access as well. Management will contact Gate Masters to make all of the arrangements. It was discussed and approved to weld the chain to the post to prevent the chain from being removed.
3. The Board of Directors reviewed the Management Representation Letter from Ronald Grund, CPA. The Board of Directors signed the agreement stating that all information provided to the CPA was correct to the best of their knowledge.
4. The Board of Directors reviewed the year end financials prepared by Ronald Grund, CPA. The Board of Directors unanimously approved by acclamation as presented.

5. The Board of Directors reviewed tax returns prepared by Ronald Grund, CPA. After reviewing the returns the Board of Directors unanimously approved by acclamation.
6. The Board of Directors reviewed the resolution prepared by management to move excess funds of \$250,000.00 from the retained earnings into the reserves. The Board of Directors reviewed and discussed this matter and unanimously approved by acclamation to move \$250,000.00 from retained earnings into the reserve accounts as approved by the Homeowners.
7. The Board of Directors reviewed the proposal from Epstein, Grinnell & Howell for legal representation of the Association. The Board of Directors tabled the decision.
8. The Board of Directors tabled the decision on staining the wooden fences along the trails.
9. The Board of Directors reviewed and discussed irrigation upgrades and repairs for the landscaping. The Board of Directors unanimously approved by acclamation to pay Benchmark \$1,000.00 per month extra from November until February to perform any necessary repairs, plantings, etc.

NEXT MEETING: The next Board of Directors meeting will be held in December on a date and time to be determined later.

EXECUTIVE SESSION:

1. Delinquent members were reviewed.
2. Member discipline.

There being no further business to come to the Board, the meeting was adjourned at 8:00 pm.

The minutes presented herewith are not intended to be verbatim transcription of the Board meeting held on the above date. The intent is to provide a synopsis of key points of discussion and to chronicle decisions and action taken by a quorum of the Board.