HIDDEN TRAILS COMMUNITY ASSOCIATION Board of Directors Minutes of Meeting

March 14, 2013

President Mike Albo called the meeting to order at 6:02 p.m. Directors in attendance were President Albo, and Vice-President Jim McNair. Also in attendance was Debby Baker of California Community Management. Let the record reflect the meeting was held at 2245 E. Valley Parkway Community Center, Escondido, CA 92027.

<u>PUBLIC DISCUSSION:</u> There were five (5) residents present mattress by dumpster, multiple family dwellings, loose dogs running through the Association, and condition of lawns.

APPROVAL OF MINUTES: The December 2012 meeting minutes was unanimously approved by acclamation as presented.

<u>FINANCIAL STATEMENT:</u> The December 2013 through February 2013 financials were unanimously approved by acclamation as presented.

CORRESPONDENCE: The Board reviewed the correspondence.

NEW BUSINESS:

- 1. The Board of Directors reviewed and unanimously approved by acclamation the proposed 2013-14 budget to increase the dues by \$5.00.
- 2. The Board of Directors reviewed and unanimously approved by acclamation to obtain Worker's Comp insurance for the Association. CID Insurance Program, Inc. policy was approved for \$524.00 per year without the board member and/or volunteer coverage.
- 3. The Board of Directors unanimously approved by acclamation to contract with Alternative Recovery Management (A.R.M.) for collection of dues from previous owners of the Association. A.R.M.'s fee is 33% of the monies collected.
- 4. The Board of Directors reviewed the proposals to perform the year end financials for the Association. The Board of Directors unanimously approved by acclamation to contract with Greg Villard, CPA to perform the year end financials and tax returns for \$1,050.00.
- 5. The Board of Directors reviewed the road planter renovation project for the Association. The Board of Directors unanimously approved by acclamation the irrigation upgrades totaling \$20,605.00, tabled the plant installations, and declined the monument lighting proposal.
- 6. The Board of Directors unanimously approved by acclamation to place liens on the following properties due to delinquent assessments: APN# 240-510-15-00; APN# 240-470-07-00, APN# 240-471-20-00; APN# 240-471-01-00: APN# 240-450-09-00; APN#

NEXT MEETING: The next Board of Directors meeting will be held in February 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 7:36 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.