

**Minutes of the Board of Directors Meeting  
February 8, 2005**

Prior to opening the general meeting, violation hearings were held in Executive Session between 6PM-7PM for four homeowners who did not obtain approved plans and constructed unapproved stacking walls on their property. Three of the four homeowners appeared at the hearing where Brian Swanson explained the violation(s) and all took the opportunity to explain their actions to the Board.

At this time, there are eight violations left to consider.

Board action on the violations will be suspended until more hearings are completed.

Present were:

<b>President</b>	<b>Brian Swanson</b>
<b>Vice-President</b>	<b>John Lindsay</b>
<b>Secretary-Treasurer</b>	<b>Joe Esther</b>
<b>Property Manager</b>	<b>Julie Menas</b>

Brian Swanson called the February Board Meeting to order at 7:07 PM. The same persons were present plus 6 homeowners.

**Homeowner Forum**

HO, 300 Oak Valley Lane, said debris from the avocado grove blows through and against the fence. The accumulated material is unsightly and could be a fire hazard during the dry season. Brian Swanson suggested the HO contact 'Rick', the grove manager for Henry Avocados who is responsible for that type of maintenance. Julie Menas will include his contact number in the next newsletter.

HO, 3200 Hidden Estates Lane, said the mailbox area by Reed Road is very dark and plans show there is supposed to be a light there.

HO, 3100 Ridgeline Place, said erosion issue has still not been resolved and that trash in the area is still not being picked up. The problem has been sent to O'Connell for resolution and they have responded with a proposal to fix the problem.

HO, 800 Hidden View Lane, said dog droppings are fouling the footpath and that they felt a 'Slow children at play' sign should be placed in the area due to speeding vehicles. Specifically mentioned as speeders were the mail delivery person and UPS trucks.

HO, 3200 Hidden Estates Lane, said big weeds were growing around the mailboxes and the 'Hidden Estates' monument sign. Problem will be referred to O'Connell and there was an indication from another HO that O'Connell may already be working on the problem.

HO expressed concern about missing a notification for a barking dog complaint because it wasn't on letterhead. Brian Swanson explained that only letterhead was used to notify homeowners when a complaint is made.

HO asked about walking on the trails in the avocado groves. Brian Swanson explained that grove owners didn't want people walking through their groves.

Homeowner Forum closed at 725PM.

### **MINUTES**

The minutes of the January 6, 2005 meeting were approved as presented.

### **FINANCIAL REPORT**

As of January 31, 2005, the Associations total assets were \$165,810.96 which included \$33,535.63 in Reserves. This is an increase of \$358.22 over last month's assets. The homeowner's association is fulfilling the monthly reserves requirements.

The above information ensures that the Board has complied with Section 1365.5 (a) 1 through 5 of the California Civil Code.

Julie Menas recommended moving \$40,000 to another account to comply with insurance requirements and Joe Esther will contact Rita at Menas Realty and initiate action to make the account compliant.

Deadline for Budget Approval is March 25, 2005

### **DELINQUENCY REPORT**

The Board reviewed all delinquencies.

### **MANAGER'S REPORT**

Julie Menas and the board discussed/updated the January 6, 2005 Action List by Line Item Number

1. Reserve Study RFP received two proposals and Sonnenberg was awarded the contract by vote of the Board.
2. The lowest HOA dues will go is \$96.17.
3. Light out on Hidden Trails was submitted to the City of Escondido via work order on 1/7/05 but there has been no action yet.

4. Resolution of the who is responsible for the huge hole at the end of Ridgeline Place has not been resolved yet. A proposal has been submitted to fix it.
5. Done
6. William Lyons is paying for the watering at the end of Oak Valley Lane. The Army has jurisdiction over the area but Brian Swanson asked Julie Menas to find out who actually owns it.
7. Brian Swanson asked for clarification of the attorney's response on how to collect fines.
8. Brian Swanson said he never received the spreadsheet
9. O'Connell is still trying to find a satisfactory solution to the problem. Brian Swanson asked Julie Menas to have O'Connell identify all of the DG problems on a map. He also directed Julie Menas to meet with both Lyon and O'Connell to further identify the problem and fix responsibility for its resolution.
10. Done per tonight's walkthrough.
11. Being done.
12. No Change
13. Not discussed
14. Done
15. Letter received 02/02/05
16. Done
  
17. New Item: Lighting issues in the Meadows from last meeting
18. New Item: Gate on the fire road between Meadows and Vineyards is bent. Also, the switchbox for the gate has been ripped off.
19. New Item: Find a way to illuminate gates such as the one between Brett and Willow. Julie Menas will get a price for solar powered lights.

### **Committee Reports**

- Brian Swanson discussed the Architectural Design Committee meeting held on February 1, 2005.
- Julie Menas will contact David Milner about a Signs Report update.

### **Old Business**

Already discussed by Brian Swanson during his report about the Architectural Design Committee meeting held February 1, 2005.

### **New Business**

- Volunteers are needed for projects as they come up.
- Brian Swanson asked Julie Menas to issue a 2<sup>nd</sup> Notice of Violation to the homeowner at 3200 Oak Wood Lane instructing him to make the changes he offered in his response. Once that's done, the changes will be reviewed.

- Homeowners attending subsequent meetings will be provided with a copy of the meeting's face sheet to help them follow along with the proceedings.
- Brian Swanson has spoken to the homeowner at 300 S. Hidden Trails Road about his sprinkler problem. It appears the builder installed a sprinkler or sprinklers incorrectly. Julie Menas will handle.

**Adjournment**

- Julie Menas will confirm the next meeting date and make the appropriate notifications.
- Meeting adjourned at approximately 830PM.

Respectfully submitted,

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Joseph Esther  
Secretary

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Date