

**Written Testimony of Tony Wood and Ted Allegra  
(By Sworn Declarations, attached as Exhibits Allegra-1 and Allegra-2)**

Tony Wood's and Ted Allegra's testimony is reflected in their sworn declarations, attached as Exhibits "Allegra-1" and "Allegra-2" hereto, respectively. We summarize this written testimony below.

Tony Wood's property is located at 7884 Jon Way, Granite Bay, California; Ted Allegra's property adjoins Wood's property at 8316 East Hidden Lakes Drive. See Wood Declaration attached as Exhibit Allegra-1.

On or about May 2003, Wood engaged Engeo Incorporated ("Engeo") to perform a preliminary investigation into the substantial water presence in Wood's yard. Engeo concluded the likely source of the water was the Lake. *Id.* at ¶3.

Shortly after hiring Engeo, Wood retained a geotechnical engineer, Martha McDonnell ("McDonnell") of Youngdahl Consulting Group, Inc., to investigate the cause of the water saturation. *Id.* at ¶4.

McDonnell concluded water was seeping from the Lake over, through, and under the Woods property and exiting on the street side of the property. Allegra's property was also tested by McDonnell, and she came to the same conclusions. Wood Decl., ¶4, Ex. A, Decl. of Martha McDonnell, ¶3E. ("McDonnell Decl."), (Exhibit "Allegra-3")

As a result of the moisture intrusion and saturation, Wood was forced to replace his entire rear-yard and has been unable to make any meaningful use of his yard. The chronic soil saturation has also killed heritage oaks and other mature trees on the property. *Id.* at ¶5, and ¶9.

In June 2003, Tony Wood and Ted Allegra attended a Board meeting wherein they requested the Board to take immediate action to stop the Lake from leaking onto their property. Allegra Decl., ¶8; Wood Decl., ¶9.

Despite several requests by Plaintiffs to have the Association remedy the Lake leakage, in March 2004, the Board acknowledged it had taken no steps to remedy the Lake's leakage and had no plans to do so in the proximate future. Further, the board did not engage anyone to examine the potential lake leakage. Wood Decl., ¶10; Allegra Decl., ¶14.

After the Board's refusal to take any actions to remedy the Lake leakage, and the Board's denial that any such condition existed, Plaintiffs began their own investigation into the history of the Lake and any problems that may have existed. Wood Decl., ¶10; Allegra Decl., ¶14. What they found in the Association's own minutes was astonishing. The Association's minute book not only revealed that the Lake has been leaking for years, but that the Board has known about it for no less than 20 years. The Association had actual notice of a problem with the Lake leakage as early as 1990. The Board had also passed a resolution to repair the Lake in 1990, which was never acted on. Wood Decl., ¶12; Allegra Decl., ¶15. (See also Exhibits B through H, attached to Wood Decl., which contain Board meeting minutes and announcements demonstrating this knowledge, discussions of the problem and the resolution to fix the lake.)

The muddy, marsh-like, and water-saturated conditions in both Woods' and Allegras' rear-yards continue today, regardless of weather. Allegra Decl., ¶16; Wood Decl., ¶29.

Both the Wood (now Delaney) and Allegra properties continue to be damaged by water intrusion.

The HOA has been cited by San Juan Water District for the leaking Lake and the fact that water is escaping onto adjoining properties. See Letter of Citation, ¶4M.

To deal with the leaking Lake, Wood spent in excess of \$100,000 on consultants, engineers, laboratories, landscaping and hardscape improvements. (Wood Decl., ¶32)

In addition to the testimony stated in the Wood and Allegra declarations, Mr. Allegra will testify that the Allegras have made no improvements or modifications to their property that have obstructed or interfered with the drainage culvert that runs along the Wood/Allegra property line. He will further testify that the water infiltration in his yard remains constant, regardless of the weather, indicative that the source of the intruding water is not weather-related.

The water inundation of which Plaintiffs' complain is subsurface water, seeping or leaking through the earthen dam under the ground's surface, and "onto, under and across" Plaintiffs' properties. The attached photos, titled "Jon Way Lake Leak (1), (2), (3) and (4)" demonstrate this fact. See Exhibit Allegra-12. These photos show water draining from beneath the Wood/Allegra properties--during dry weather conditions—onto the street at Jon Way and East Hidden Lakes Drive.

1 **MILLSTONE PETERSON & WATTS, LLP**  
*Attorneys at Law*  
 2 **GLENN W. PETERSON, ESQ. (SBN 126173)**  
**RICHARD M. WATTS, JR., ESQ. (SBN 221268)**  
 3 2267 Lava Ridge Court, Suite 210  
 Roseville, CA 95661  
 4 Phone: (916) 780-8222  
 Fax: (916) 780-8775

**FILED**  
 PLACER COUNTY  
 SUPERIOR COURT OF CALIFORNIA

MAY 03 2005  
 EXECUTIVE OFFICER & CLERK  
 By T. Ducharme Deputy

5 Attorneys for Plaintiffs  
 6 Tony Wood and Ted Allegra

7  
 8 **IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
 9 **IN AND FOR THE COUNTY OF PLACER**

11 TONY and DONNA WOOD and TED and )  
 CHERI ALLEGRA )  
 12 )  
 Plaintiffs, )  
 13 )  
 vs. )  
 14 )  
 15 HIDDEN LAKES ESTATES HOMEOWNERS )  
 ASSOCIATION, BRUCE YEOMAN, )  
 16 MICHAEL BONNIE, DAVE STINSON, )  
 KAREN SUTHERLAND, SUZIE MASON, )  
 17 KELLY PETERSON, CATHI BARRETT, )  
 RIVERSIDE MANAGEMENT & FINANCIAL )  
 18 SERVICES, INC., and DOES 1 THROUGH 20, )  
 inclusive, )  
 19 )  
 Defendants. )  
 20 )

No. SCV 16896  
**DECLARATION OF TONY WOOD  
 IN SUPPORT OF PLAINTIFFS'  
 OPPOSITION TO DEFENDANTS'  
 MOTION FOR SUMMARY  
 JUDGMENT**

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Date: May 17, 2005  
 Time: 8:30 a.m.  
 Dept: 1

21 I, Tony Wood declare:

- 22 1. I am a plaintiff in the above-entitled matter. I have personal knowledge of the matters  
 23 stated in this declaration, and if called as a witness to do so, I could and would testify competently to  
 24 their truth.
- 25 2. I purchased a home located at 7884 Jon Way, Granite Bay, California in or about  
 26 May 2002 with my wife, Donna Wood.
- 27 3. Since we started an extensive remodel of the entire interior of the home immediately  
 28 after the close of escrow, we did not move in until November 2002. During the summer, while the



1 remodel construction was underway we noticed the backyard landscaping remained green even  
2 through the hottest months despite the fact the water had been turned off since May. While we  
3 found this strange it did not occur to us that the lake adjacent to our property was leaking into it until  
4 much later. Since we moved into the house in November of 2002, during the rainy weather season,  
5 we did not realize that there was a serious water problem until spring 2003 when the rain stopped  
6 and our backyard continued to be saturated with water. It was at that time that I hired Mark Gilbert  
7 of Engeo to do an initial site assessment and write a letter regarding what he had visually observed.  
8 Mr. Gilbert indicated the water problems in our yard were related to the lake adjacent to our property  
9 which was leaking. I took this information to the next Board of Director's (the "Board") meeting for  
10 the Homeowner's Association of Hidden Lakes Estates (the "Association"). At that meeting the  
11 Board claimed ignorance of any knowledge of the lake leaking.

12 4. In or about May 2003, I retained a geotechnical engineer, Martha McDonnell of  
13 Youngdahl Consulting Group, Inc. to further investigate the cause of the excess moisture conditions  
14 on my property. As a result of Mr. Gilbert's initial site assessment, I suspected that the adjacent lake  
15 (the "Lake" hereafter) was leaking water onto my property. McDonnell's evaluation and analysis  
16 confirmed my suspicion. A true and correct copy of McDonnell's written evaluation dated August  
17 18, 2003 is attached hereto as Exhibit A. McDonnell also informed me in her report that the Lake's  
18 leakage can be abated by draining the Lake and resealing it. See Exhibit A hereto, page 4.

19 5. As a result of the severe and persistent saturation of my property, I have been forced  
20 to replace my entire back yard landscaping, some of it more than once. The chronic soil saturation  
21 has also killed heritage oaks and other mature trees on my property. In addition to damaging my  
22 landscaping, and limiting my choice of landscape materials, the water leaking from the Lake has  
23 severely diminished the ability of me and my family to use and enjoy our backyard. For instance,  
24 my children cannot play on the lawn because it is always wet and soggy. They cannot play on it  
25 without becoming wet and muddy themselves, and its slippery condition makes it unsafe for the type  
26 of play that is characteristic of five year old kids.

27 6. Due to the water infiltration in my backyard, I feel that my property has been  
28 rendered essentially unmarketable. At minimum, the disclosures that would attend selling my

1 property to someone else seriously diminish its value and marketability. I am a real estate agent and  
2 have been licensed in California since 1976. Thus, I feel that I have informed opinions about the  
3 value of my property and the effect of the leaking lake on its marketability, as well as the rigorous  
4 disclosure requirements that would attend the sale of my home.

5 7. A recent appraisal of my property, done by my title insurer, supports my opinion that  
6 my property has been devalued by the leaking Lake and by the Association's claim that it has the  
7 right to move water through my property. This appraisal placed the value of my property at least  
8 \$300,000 below what I believe to be its fair market value without the water intrusion.

9 8. On May 7 and May 22, 2003, my then attorney, Michael Thomas, wrote the  
10 Association's Board to request the Association repair the Lake leakage immediately to prevent  
11 further damages.

12 9. In or about June 2003, I attended a Board meeting with my neighbor, Ted Allegra,  
13 wherein I notified the Board that the Lake was leaking severely and requested the Board take  
14 immediate action to stop the Lake from leaking onto my property. At that meeting, the Board  
15 members denied that the Lake was leaking. I later learned that this denial was blatantly unfaithful.

16 10. Despite my several requests to have the Board remedy the leakage issues, the Board  
17 refused to take any steps to address the leakage problem, and, on the contrary, denied that the Lake  
18 is leaking. The Association has even denied that the Lake is leaking in its discovery responses in  
19 this action. The Board Members' claims that they have acted in good faith with respect to the Lake  
20 is belied by the Association's own minute book.

21 11. After the Board's refusal to take any actions to remedy the Lake leakage, and the  
22 Board's denial that any such condition existed, I began my own investigation into the history of the  
23 Lake and any leakage problems that may have existed. What I found in the Association's own  
24 minutes astonished me. The Association's minute book not only revealed that the Lake has been  
25 leaking for years, but that the Board has known about it for no less than 20 years.

26 12. Given the Board's denial that the Lake was leaking, I was shocked to find out the  
27 Association had actual notice of a problem with the Lake leakage as early as 1990. Further, I  
28 discovered the Association, including the Individual Board Members, were repeatedly made aware

1 of and discussed Lake leakage problems for many years, but they refused to take any action. The  
2 Board had also passed a resolution to repair the Lake in 1990, which was never acted on.

3 13. As part of my investigation, I requested Riverside Management & Financial Services,  
4 Inc. provide me with any information in their files related to the leaking lake problem at Hidden  
5 Lakes Estates. Celeste from Riverside provided to me extensive documentation which included the  
6 Association Board Minutes dating back to 1981. All of the exhibits referenced below are copies of  
7 what I received from Riverside in response to my request.

8 14. A true and correct copy of the Board minutes dated January 14, 1981 is attached  
9 hereto as Exhibit B.

10 15. A true and correct copy of the Board minutes dated October 10, 1989 is attached  
11 hereto as Exhibit C.

12 16. A true and correct copy of the Board minutes dated April 17, 1990 is attached hereto  
13 as Exhibit D.

14 17. A true and correct copy of the May 1990 Hidden Lakes Estates Homeowners  
15 Association Newsletter, the "Courier", is attached hereto as Exhibit F.

16 18. A true and correct copy of the Board minutes dated July 10, 1990 is attached hereto  
17 as Exhibit E.

18 19. A true and correct copy of the Board minutes dated November 13, 1990 is attached  
19 hereto as Exhibit G.

20 20. A true and correct copy of the Board minutes dated December 11, 1990 is attached  
21 hereto as Exhibit H.

22 21. A true and correct copy of a document produced by Riverside entitled "Projects  
23 Requiring/Requesting Funding in Excess of Present Budget Parameters is attached hereto as  
24 Exhibit I.

25 22. A true and correct copy of the Board minutes dated June 13, 2001 is attached hereto  
26 as Exhibit J.

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1           23.    A true and correct copy of a document produced by Riverside from Thunder  
2 Mountain Enterprises Inc. addressed to Tim Babcock dated July 9, 2001 is attached hereto as  
3 Exhibit K.

4           24.    A true and correct copy of the Board minutes dated July 11, 2001 is attached hereto as  
5 Exhibit L.

6           25.    A true and correct copy of the Board minutes dated November 14, 2002 is attached  
7 hereto as Exhibit M.

8           26.    A true and correct copy of the Board minutes dated February 12, 2003 is attached  
9 hereto as Exhibit N.

10          27.    A true and correct copy of the Board minutes dated May 8, 2003 is attached hereto as  
11 Exhibit O.

12          28.    A true and correct copy of the Board minutes dated June 12, 2003 is attached hereto  
13 as Exhibit P.

14          29.    To date the Association has done nothing to prevent the water from the Lake from  
15 invading my property. My property continues to be muddy, marsh-like, and water saturated. I  
16 cannot benefit from the full use and enjoyment of my home and property as a result. Moreover, I  
17 believe that the water leaking from the Lake is creating a health and safety issue; the leaking water  
18 poses a threat to the health and safety of my family and to other residents and guests of Hidden  
19 Lakes Estates. For example, the water that migrates through the Wood and Allegra properties floods  
20 into the public street and walk ways adjacent to the front of the properties. There is standing water  
21 from the Lake and resulting slimy algae growth, in those areas at all times, thus posing a safety risk  
22 to pedestrians, bicyclists, and others who might slip or lose traction on the standing water. This is to  
23 say nothing of the mosquito infestation caused by having standing water and marsh-like conditions  
24 in and about my property.

25          30.    Another health and safety issue posed by the water inundation on my property is mold  
26 and mildew growth. I recently noticed a musty, mildew-type odor in certain parts of my house. I  
27 detected black mold growing under my house. I hired a consulting engineer and laboratory to  
28 analyze the growth and am informed and believe as follows: (a) testing in my home showed higher

1 than normal concentrations of mold precursors; (b) the mold growth is attributable to ideal growing  
2 conditions created by the water inundation under my house; (c) the mold will likely continue its  
3 proliferation until the leaking Lake is fixed; (d) cessation of the water inundation will stop the mold  
4 proliferation; and (e) the current mold levels and saturation under the house are causing the mildew-  
5 like odors in my home and continuing mold proliferation poses a potential health risk to any  
6 occupants of my home. Our youngest son Aidan, who is five years old, suffers from Cerebral Palsy,  
7 also suffers from breathing issues related to his asthmatic condition which can be seriously affected  
8 by mold spores in the air. We have had two 911 events at our home in the last 12 months related to  
9 my son having a sudden onset event which affected his ability to breathe and required  
10 hospitalization.

11 31. An additional burden of the water inundation caused by the leaking Lake is that my 5-  
12 year-old son, who suffers from a condition that requires the use of a wheelchair, is virtually excluded  
13 from using his own backyard because the ground is so wet that his chair sinks in the mired ground. I  
14 have added concrete surfaces for him, but he would not be thus confined if the leaking Lake was  
15 fixed.

16 32. To deal with the leaking Lake, I have been forced to spend in excess of \$100,000 on  
17 consultants, engineers, laboratories, landscaping and hardscape improvements. This is money that I  
18 should not have had to spend if the Board members were "acting in good faith" and using sound  
19 "business judgment." I cannot fathom how sound business judgment would tolerate the fact that the  
20 Association has known about the Lake leakage problem for 20 years and has taken no demonstrable  
21 action to deal with it or fix it. Failure to fix the Lake is especially inexcusable given the relatively  
22 small cost of doing so. As shown in Exhibit "K," the Association received a "cheap fix" bid  
23 proposal for \$13,570 (to seal the Lake with fabric liner) and a more permanent fix proposal for  
24 \$39,340 (to install retaining wall). We have even provided actual bids from contractors who  
25 specialize in sealing leaking lakes directly to the Association with no result.

26 I declare under penalty of perjury under the laws of the State of California that the foregoing  
27 is true and correct, except where stated upon my information and/or belief, and /or made in an

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expression of opinion, and as to those matters, I am informed and/or believe them to be true and correct. Executed this 28 day of April, 2005 in Roseville, California.

  
TONY WOOD



# YOUNGDAHL CONSULTING GROUP, INC.

Geotechnical • Geoscience • Materials Testing • Storm Water Compliance

1234 Glenhoven Court, El Dorado Hills, CA 95762  
Ph 916.933.0633 Fx 916.933.6482

502 Giuseppe Court, Suite 2, Roseville, CA 95678  
Ph 916.773.7633 Fx 916.773.7833

E-mail@youngdahl.net

Mr. Michael Thomas  
Trainor Robertson  
701 University Avenue, Suite 200  
Sacramento, CA 9582

18 August, 2003  
Project No. 03286

Subject: **7884 JON WAY**  
Granite Bay, California  
*GEOTECHNICAL RECONNAISSANCE RELATED TO SUBSURFACE WATER  
CONDITIONS*

- References:
- 1) Site Plan, 7884 Jon Way; Prepared By J Rider + design; Dated 6/3/02
  - 2) Preliminary Geotechnical Reconnaissance, 7884 Jon Way, Granite Bay, Ca; Prepared By Engeo Incorporated; Dated 5/28/03
  - 3) Improvement Plans for Hidden Lake Subdivision; Sheets 5 and 7 of 12; Prepared By GW Consulting, Dated As Built 6/28/78
  - 4) Miscellaneous notes from Hidden Lakes Subdivision Home Owners Association Meeting Minutes 1982 to 2003
  - 5) Aerial Photos

Dear Mr. Thomas,

This letter presents the results of Youngdahl Consulting Group, Inc. site reconnaissance, limited subsurface exploration, research findings and recommendations regarding subsurface drainage on the property located on 7884 Jon Drive in Granite Bay, California. The purpose of our study was to evaluate probable causes of seepage observed on the property, the extent and scope of the seepage and to provide recommendation for remediation.

## Background

The property consists of a triangular shaped lot located on the southwest corner of Jon Way and Hidden Lakes Drive in Granite Bay. The lot was originally designated as Lot 25 and is now referred in drawings as Lot 71. The lot is bounded by Jon Way to the north, Lot 26 (now lot 72) to the southeast, Lot 55 (now Lot 70) to the west and the lake of Hidden Lake Unit No 2 to the south. The toe of the northern lake embankment forms the southerly lot property boundary. The property contains a two story, single family residence of wood frame construction. The home has a raised wood supported floor with an attached garage with a concrete slab-on-grade. We understand that the home was initially constructed in the late 1970's or early 1980's and that you purchased the home in May 2002. The home was remodeled during summer of 2002 and you moved into the home in November 2002.

During the remodeling activities we understand that the landscaping around the home was not watered due to the lack of electrical power and open water pipes. Despite the lack of irrigation and watering the rear of the property, landscaping and grass reportedly remained green throughout the summer. In the spring, due to the noted wet and swampy conditions you observed, you initiated the installation of additional drainage, landscaping and hardscape however, continued saturated surface conditions were noted in the rear of the backyard and easterly side yard. These wet conditions included the presence of standing water and swampy conditions in the south and east portions rear of the yard, limiting use of the backyard and precluding the installation of improvements in the backyard area. Areas where landscaping improvements were installed required the installation of numerous surface drains to divert areas of standing water.

In an attempt to dry the near surface soil, we understand that the landscaping contractor installed a shallow subsurface "french" drain along the Southerly property boundary. Based on conversations with you and a review of photos taken during the subdrain installation (May/June 2003), standing water was encountered at a depth of less than 1 foot below grade in the southern portion of the yard. The drain consisted of a PVC pipe enveloped in filter fabric installed to a depth of approximately 2 ½ feet, paralleling the south property line with a below grade sump installed in the southeast corner of the lot. A solid "tight" discharge pipe was installed along the east property line which daylights near the intersection of Jon Way and Hidden Lakes Drive. During drain installation, a previously installed buried 55 gallon drum was encountered in the southeast corner of the lot. The installation of this drain and outlet reportedly impacted the existing planted areas.

Youngdahl Consulting Group, Inc. initially visited the property on 1 July 2003. At the time of our initial site visit, the near surface soils in the south portion of the yard were still very wet and the sump was operating with a near continual discharge of water at the outlet. The drain appeared only partially successful in intercepting subsurface water flow onto the property.

The landscaping contractor began installation of additional drainage, irrigation and replacement of the landscaping damaged by the previous work in the backyard area in early August 2003. During these activities we conducted several site visits to observe subsurface conditions. We requested that the contractor auger three potholes in the backyard area to access subsurface rock and water conditions. These shallow exploration points were backfilled with crushed rock and a standpipe to serve as a crude monitoring well to gauge subsurface water elevations and conditions.

### Findings

To evaluate probable sources of water intrusion we conducted a review of available County of Placer records and aerial photos on the lot and surrounding properties. The improvement plans (reference 3) show that the lot was initially designated as Lot 25 (aka Lot 71) within Hidden Lakes Subdivision. Topography of the lot is shown to slope to the east towards an unnamed drainage swale located between Lots 25 (71) and 26 (70). Lot 25 (71) has elevation high of 468 feet sloping to the southeast and northeast to an elevation of 460 feet. We understand from conversations with the civil engineer that the lots were "no grade" lots and original grading activities during subdivision development were confined to installation of the lake, streets and underground improvements.

The adjacent Lake 2 shows a water surface elevation of 469 feet (approximately 5 feet above the toe of the slope) with the bottom of the lake shown at elevation 455 feet. The top of the embankment is set at bank elevation 472 feet with a downslope gradient of 3 horizontal to 1 vertical. An emergency overflow outlet pipe consisting of a 15-inch CMP is shown through the embankment from the lake. This pipe outlets at the joint property line of Lots 25/26. The flow line of the outlet is designated at elevation 462.54 feet.

We could not find records of a geotechnical study of the subdivision or records of grading activities during the Lake and subdivision construction. The improvement plans reference that the dam embankment should be constructed of on-site soils compacted to 95% of the ASTM D 1557-70. Minimal (6-inch) scarification of the original ground surface is noted; no keyway or core within the embankment is specified. The plans call for "the upstream slope of the dam and with "no less than one pound per square foot" bentonite. There is some question as to whether bentonite was installed following lake construction. A "10 foot apron along the bottom of the reservoir (at the toe of the upstream slope" was specified to be treated during construction.

A cursory review of minutes from the Hidden Lakes homeowners association (HOA) revealed that seepage from the Lake has been an on-going issue in the subdivision. Minutes from 10/10/1989 note an "unexplained continual drop in lake levels" and in 12/11/90 that the "lake continues to lose water due to unknown seepage areas". In 4/90 an estimate by the HOA landscaping and lakes committee was performed and total losses (seepage and evapotranspiration) of "51,750 cubic feet of water per month" were estimated. Discussion is also noted in the minutes that the presence of bentonite was uncertain. The minutes from 8/11/92 have a report attached which Item # 10 refers to "The lakes have been leaking for many years" and "this may be the source of water infiltration in some properties adjoining the lakes". In 7/11/01 an estimate was obtained for lining of the lake with a geosynthetic liner to reduce seepage.

### Conclusion

Based on the results of our research and observations, it is our professional opinion that the primary source of the water observed is seepage from the adjacent lake. Our rough measurements of groundwater levels within the exploration points show a hydraulic gradient to the north indicating that the lake is the source of the subsurface water. We suspect that seepage is occurring both through the bottom of the lake and through the toe of the embankment; an additional source of seepage appears to be the former drainage swale present between Lots 25 and 26 (aka Lots 71 & 72). The CMP outlet daylights on the adjacent property Lot 26 (aka Lot 72) near the toe of the embankment; the pipe does not include seepage cutoff collars (typically used to reduce seepage flow) and does not outlet into closed storm drain system. The former drainage swale intended to convey water toward the front of the lots appears to have been partially backfilled. Given the absence of a cutoff trench at the toe, water from the lake is likely continuing to flow through trench backfill and into the former drainage swale.

As stated in the findings section of this report, GW Consulting does not believe that bentonite was used to "seal" the lake. Even if the bentonite seal is present, the plans do not call for a continuous liner to be installed. Treatment of only a portion of the base of the lake would likely be ineffective in eliminating all seepage. Several methods exist to reduce seepage through embankments and pond areas. These methods sometimes include a minimum thickness of 2 feet of low permeability soil is used for an earthen liner which is installed continuously along the bottom of the pond as well as the embankment sidewalls. Alternative methods include the use of geosynthetic liners, bentonite seals, cutoff walls or a zoned core (consisting of low permeability soils) within the earthen dam.

The near surface soils consist of weathered decomposed granite which generally can be classified as silty sand soils; typically, these soils have relatively high permeability. Re-compaction of these soils, while reducing permeability, is unlikely to create an impermeable embankment for water migration. Generally, lined impoundments require liners to have permeabilities on the order of  $10^{-6}$  cm/sec. Silty sand soils in a compacted state typically have permeabilities on the order of  $10^{-4}$  cm/sec, several orders of magnitude less than what is required for a low permeability condition.

With the absence of a functioning liner within the lake, or cutoff trench within/or at the toe of the embankment, seepage will most likely continue to be a recurring problem (as already documented in the past by the HOA). The installation of an intercept drain at the toe of the embankment will aid to divert seepage as an immediate relief of the wet conditions, but installation of a liner within the lake should be considered as a permanent solution. General practice dictates that seepage sources be addressed when possible, and as a less preferred option, install drainage (surface and subsurface) to deal with the effects of the emanating seepage. The general reasons for this are that once seepage has been allowed to occur, intercepting and collecting all sources becomes an almost impossible task.

Continued seepage onto the property can adversely effect future use of the backyard, pool repairs, landscaping and possibly could effect the home should subsurface water be present or daylight beneath the residence. If present, free water in contact with framing can compromise wood members which can wick into sheetrock and roofing materials. Additionally, stagnant water or saturation could cause mold growth. We understand that testing for mold has been performed prior to the sale of the residence and none was detected.

We understand that improvements to the existing pool are proposed. Hydrostatic pressure can cause an emptied pool to "float". The seepage quantities occurring on-site is likely to cause sufficient hydrostatic pressure to cause this buoyant "floating" condition. The installation of a pressure relief system at the base of the pool is recommended prior to pool repair. This is an expensive and complex option that may not be effective.

### **Recommendations**

For immediate relief purposes, we recommend that a new subdrain be installed along the south and east property line to intercept subsurface water flow as shown on Figure 1. The drain should be deepened into bedrock materials a minimum depth of 1 foot to intercept water which may be perched along the soil/bedrock contact. We recommend that the drain be designed as a gravity flow system which discharges into the drain inlet located at the Jon Drive/ Hidden Lakes Drive intersection. Given the elevation of the property and depth to water, a minimum pipe gradient of 0.5 percent should be maintained. A sump should be positioned near the outlet as a precaution should additional dewatering be required due to excess lake seepage, outflow and rainfall. The last 20 foot of the drain line should be a solid "tight" pipe with a grout collar positioned at the junction of the perforated and tight pipe to reduce the potential for water migrating from the line back to the home.

The drain should consist of a 4-inch rigid wall perforated pipe surrounded by permeable material which is covered with filter fabric. The down-gradient side of the trench should include the installation of a waterproofing membrane to limit water infiltration into the surrounding sandy soils. A typical subdrain detail is shown on Figure 2. These measures are temporary only and are unlikely to completely alliveate daming effects of seepage.

For permanent relief of the seepage conditions, a liner should be installed in the lake to prevent excessive seepage from impacting these low lying lots. When this repair occurs, the installed drainage systems as detailed above will become a secondary line of defense against adverse impacts related seepage migration onto the property.

### **Limitations**

It should be noted that our comments, conclusions and recommendations are based on visual observations and limited exploration of subsurface conditions. We were not present during grading of the lake or subdivision or installation of the existing subdrain system on the property. Our scope of work has not, to date, included any detailed hydrologic characterization or environmental assessment of the residential structure.

**Y** 7884 Jon Way, Granite Bay  
Page 5

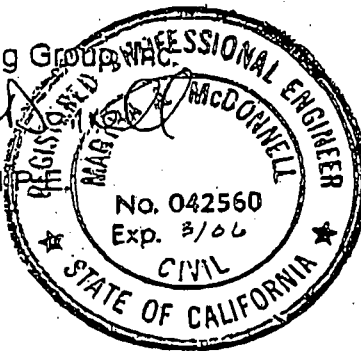
Project No. 03286  
18 August, 2003

We appreciate the opportunity to be of service on this project. If you have any questions regarding this report or any aspects of the project, please feel free to contact our office.

Very truly yours,  
Youngdahl Consulting Group, Inc.

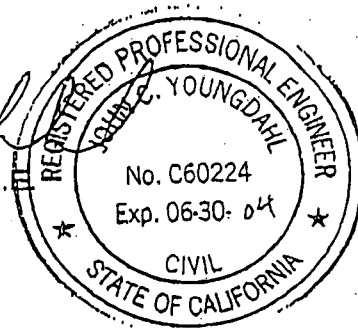
*Martha A. McDonnell*

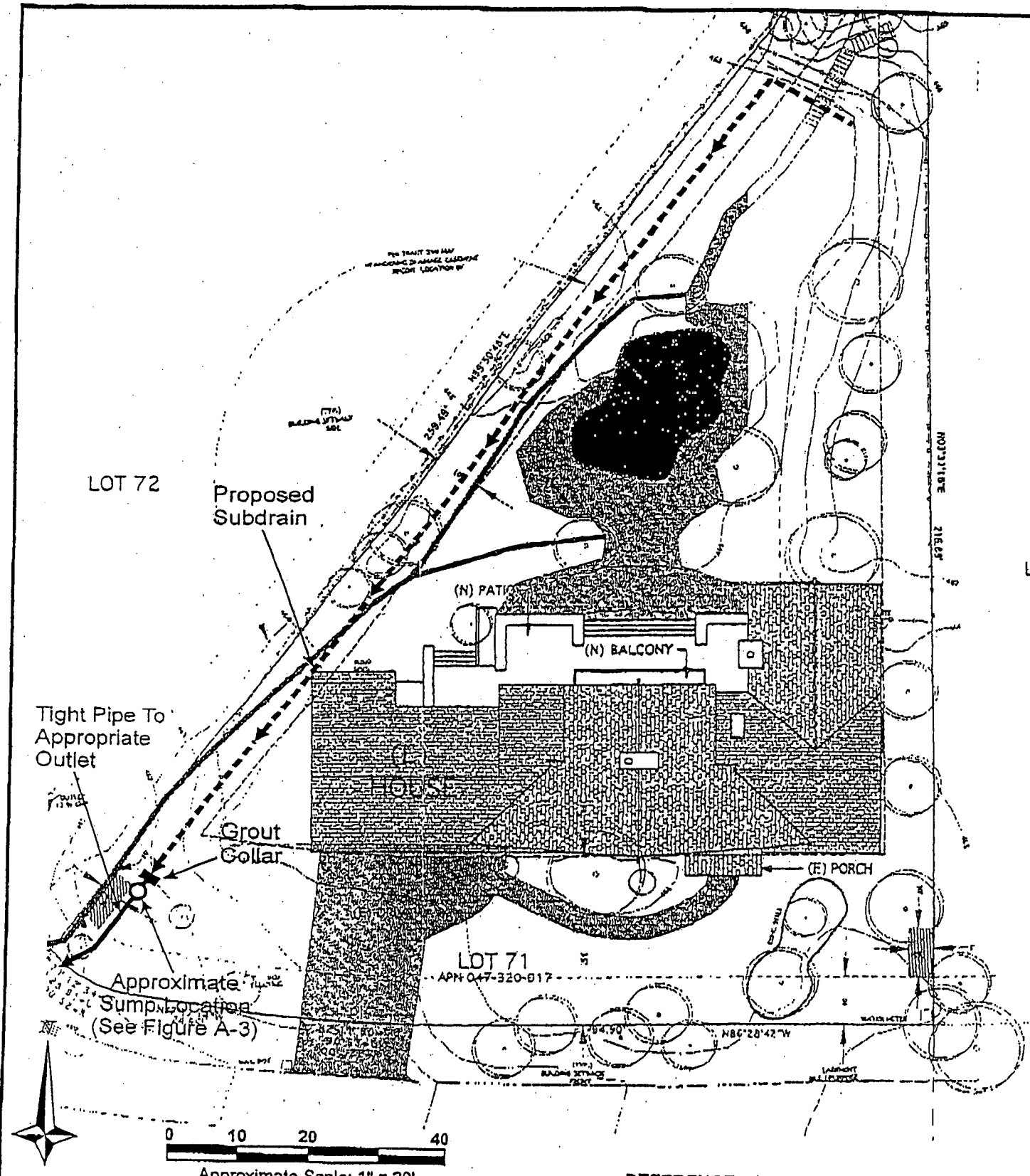
Martha A. McDonnell  
Associate Engineer



Reviewed By:

*John C. Youngdahl*  
John C. Youngdahl, P.E.  
Principal Engineer





**YOUNGDAHL**  
 CONSULTING GROUP, INC.  
 GEOTECHNICAL • ENVIRONMENTAL • MATERIALS TESTING

Project No.: 03288  
 August 2003

REFERENCE: Jrider & Design dated 30 June 2002

**SITE PLAN**  
 Jon Way (7884)  
 Granite Bay, California

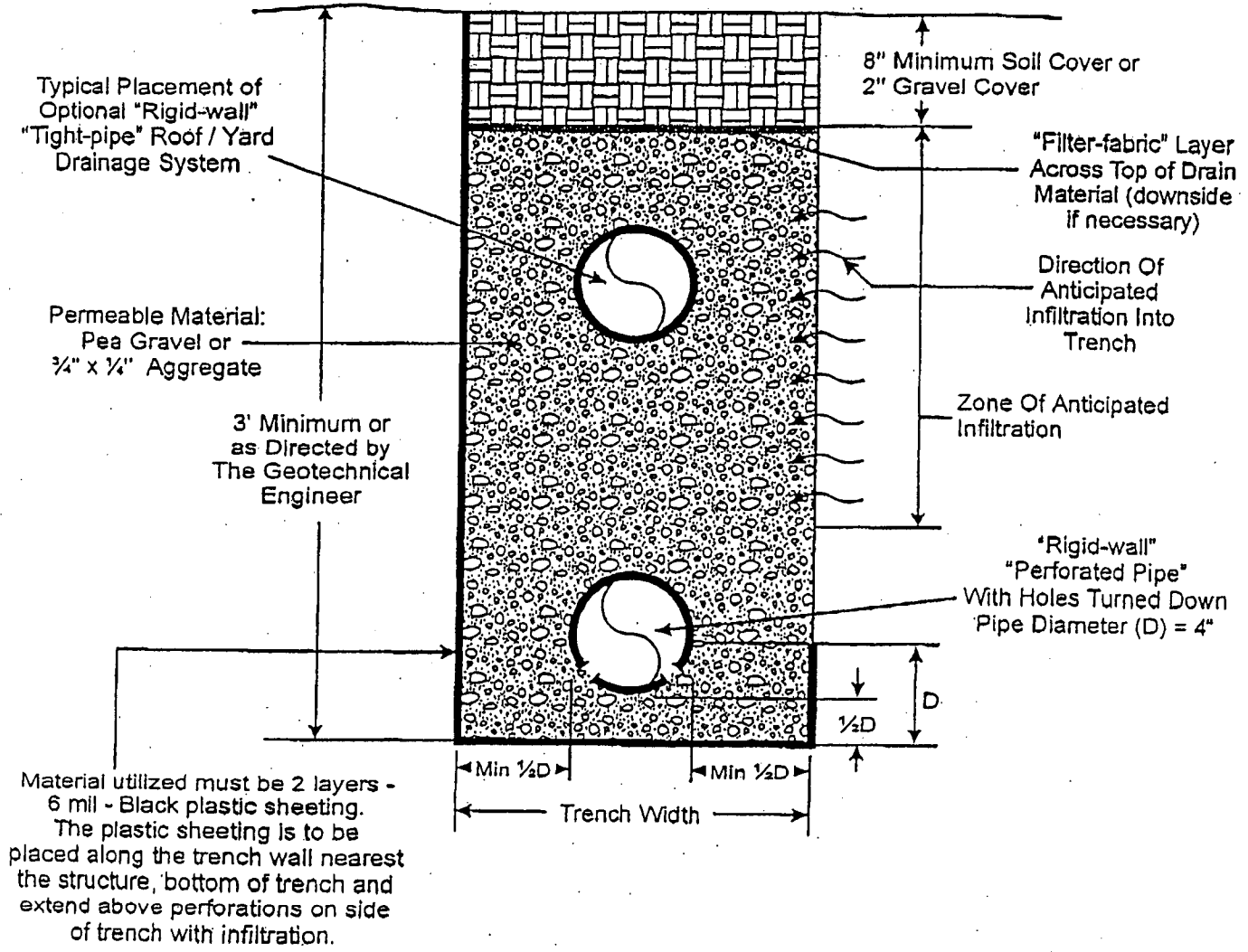
FIGURE  
 A-1



# "Perforated Pipe Sub-Drain" Installation

## Typical Cross Section

(With "Tight-pipe" Roof / Yard Drain Installation)



Material utilized must be 2 layers - 6 mil - Black plastic sheeting. The plastic sheeting is to be placed along the trench wall nearest the structure, bottom of trench and extend above perforations on side of trench with infiltration.

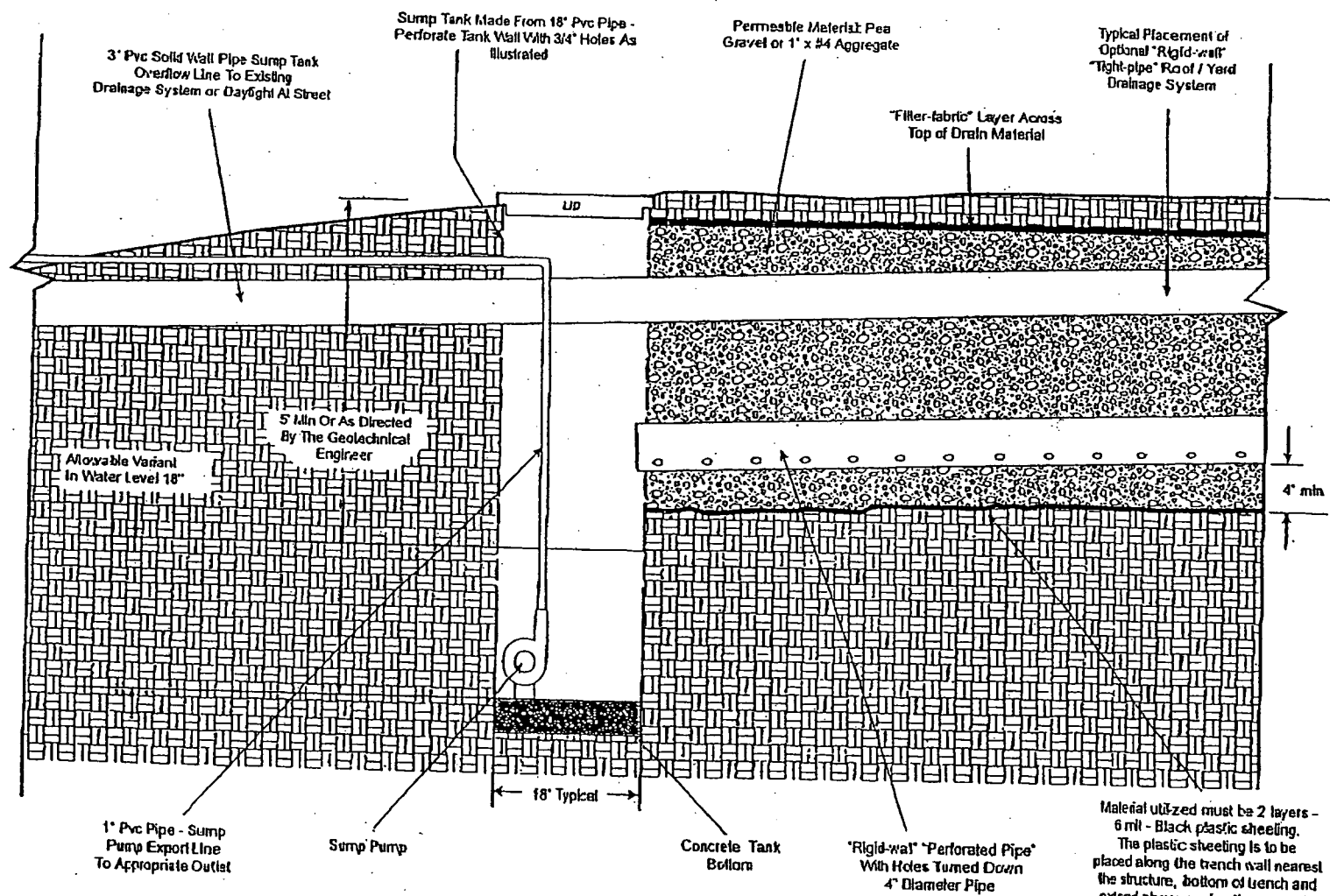
- NOTES:**
1. Slope trench and "rigid-wall" pipes at least 1% gradient to drain.
  2. Use "sweeps" for directional changes in pipe flow (do not use elbows).
  3. Provide periodic "clean-outs".
  4. Washed clean permeable material.
  5. Trench to be excavated a minimum of 12" below zone of infiltration

**YOUNGDAHL**  
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GEOTECHNICAL • ENVIRONMENTAL • MATERIALS TESTING

Project No.: 03286  
September 2003

**SUB-DRAIN DETAIL**  
Jon Way (7884)  
Granite Bay, California

FIGURE  
A-2



- Notes:
1. Slope trench and "rigid-wall" pipes at least 1% gradient to drain.
  2. Use "sweeps" for directional changes in pipe flow (do not use elbows).
  3. Provide periodic "clean-outs".
  4. Washed clean permeable material.

**YOUNGDAHL**  
 CONSULTING GROUP, INC.  
 GEOTECHNICAL • ENVIRONMENTAL • MATERIAL TESTING

Project No.: 03288

**SUB-DRAIN & SUMP SYSTEM DETAIL**

Jon Way (7884)  
 Granite Bay, California

04/22/2004 THU 16:36 [TX/RX NO 5120] 009

22-Apr-2004 03:31pm From-Youngdahl Consulting Group, Inc 916 933 6482 T-386 P-009/008 F-114



Minutes of the Executive Board of the Hidden Lakes Home-owners Association January 14, 1981.

The meeting was held at Al Bauman's and was called to order by him at 7:45 P.M. The following members were present:

Al Bauman, Pres.  
Bob Larsen, V.P.  
Marilyn Heron, Tres.  
Nancy Anderson, Sec.  
Rob Waszak, Sgt. at Arms

also present were Bill Medigovich, Gordon Webber and Fike Comr.

Bill Medigovich recommended that the Association should have a representative attend the Board Of Supervisors meetings to keep us current on their decisions. He also recommended that we add directors liability coverage to the Homeowners Association insurance policy. A call should be placed to Alexander and Alexander to see if this can be included in the package. Also in order to increase the dues to cover additional expenses it is necessary to get a 2/3 s majority if it exceeds 7% per year.

Marilyn reported that there was \$3,657 in the account at the end of the year and \$500 in petty cash. Harris has paid \$550 for the entry way fence to discourage parking. She suggested that addresses need to be maintained by the secretary for phase 3 for billing and auditing. Marilyn will file a record of who is paid and will see that dues are listed with the county as an item to be paid so that lots can be tagged. She will also see about getting deeds to the common ground and lastly, read a list of items owned by the homeowners association and asked for suggestions as to what should be done with these items.

Gordon brought up up to date on the work on the lake and said that the upper lake is leaking and needs to be repaired, the pump also needs to be checked. Bill Lindley is the person to contact.

Rob said he would be in contact with John McWilliams regarding the landscape and park committee and will look into hiring some one to maintain the area.

Al suggested we meet with our respective committies prior to the next meeting and asked me to check into getting stationery and the homeowners seal.

Our next meeting will be at Al Baumads at 7:30 P .M. on February 5th.

The meeting was adjourned at 10:30 P.M.

Respectfully submitted,



Nancy Anderson, Secretary



MINUTES

BOARD MEETING - OCTOBER 10, 1989 - AT JOHN REEVES RESIDENCE

The meeting was called to order at 7:35 p.m. at the Reeves residence by President Parker. All board members in attendance, as well as Committee Chair Gregory.

MINUTES - The September 11, 1989 Minutes were disbursed, reviewed and approved on a motion by Bowa, seconded by Krause, and was unanimous.

TREASURER'S REPORT - Treasurer Bowa reviewed the outstanding invoices and reported a billing from House Accountancy of \$721.00 for the third quarter accounting fee. It was noted there was an error made in the House Accountancy billing statement showing the "dues payment date" to be December 31, 1989, rather than October 31, 1989. Bowa delay payment until House Accountancy sends to homeowners a correct billing statement.

Parker and Bowa to provide a year-to-date line item accounting report reflecting budget vs current expenses, as well as a projected 1990 budget, and to include a review of the legal fees, as currently billed for services rendered and estimated final legal fees yet to come.

MONTH-END BANK BALANCES - September 30, 1989:

|                  |                    |
|------------------|--------------------|
| Checking Account | \$ 405.95          |
| Money Market     | 5,122.91           |
| CD               | <u>12,454.24</u>   |
| TOTAL:           | <u>\$17,983.10</u> |

LAKES AND LANDSCAPE - Gregory reported vandalism to one park picnic table which is beyond repair and removed. The lake fountain had to be rewired at the power box and the lights to be reset to conform to the approved lighting schedule. Reeves suggested the formation of a "resident work party" for maintenance of park tables, benches, and minor necessary maintenance.

Another "duck/geese round-up" is scheduled for Saturday, October 14th at 8:30 a.m. for thinning of population which is polluting both lakes. More chemicals purchased and put into lakes as necessary.

Due to the higher-than-average water bills to keep proper lake level, homeowners adjacent to lakes have been asked to run their hoses into lakes as needed. Paul Dalman is to shut off water pump to indicate if either lake has possible leak, as there is an unexplained continual drop in lake level which could indicate a yet-to-be determined water leak.



MINUTES

BOARD OF DIRECTORS

APRIL 17, 1990

S. F. FEDERAL MEETING ROOM

The meeting was called to order at 7:40 p.m. by President Yeoman, who indicated board members Reeves and Parker would arrive shortly, and said Alcott was out of town. Those members present were Yeoman, Rippen-trop, Joe/Sheila Friedrich and Lobsitz. Guest: Bill Henry of Unit No. 5.

MINUTES of March board meeting approved as presented by unanimous vote.

TREASURER'S REPORT by Reeves indicated the first quarter 1990 budget update would be given at May meeting, along with the HO delinquencies in first quarter dues, which had not yet arrived from House Accountancy. Our financial condition is:

|                  |                    |
|------------------|--------------------|
| Checking Account | \$ 725.16          |
| Money Market     | 2,197.39           |
| CD               | 13,164.72          |
|                  | <u>\$16,087.27</u> |

The monthly expenses were reviewed, and was noted a \$921.99 expenditure had been made to Graphic Cat for the reproduction of our CC&R's, and these were distributed to all homeowners during Easter weekend.

COMMITTEE REPORTS

SOCIAL - Rippen-trop reported Annual Easter Egg Hunt successful with 38 children participating, along with numerous residents and guests attending. The Ladies Luncheon is scheduled for Wednesday, May 23rd, at Sheila Friedrich's home, and Saturday, July 1, 1990 scheduled for our Annual Fourth of July Celebration.

LAKES AND LANDSCAPE - Parker distributed written Lakes & Landscape Report on common areas, and has scheduled a "Park Maintenance Day" for Saturday, May 12th for several items in need of maintenance/repair. He gave a comprehensive overview of the water leakage problems in the lakes, and possible solutions and cost estimates. These choices are:

1. Continue filling lakes with resident hoses.
2. Re-seal the clay bottom of lakes with soda ash or Sealer SS13, at approximate cost of \$1,200-\$1,500).
3. Addition of metered SJWD water as necessary.
4. Drain and re-seal lakes by professional contractors.

This was discussed at length, reviewing both short and long term repairs, and on motion by Lobsitz, seconded by Yeoman, the board members were unanimous in the use of soda ash or SS13 in resealing clay lake bottoms.

WELCOMING - Chairperson not yet designated.



Marty Parker - Ch. Lakes and Landscaping Committee

Location

Phone No. 791-1983

Lake Seepage - Water Consumption - Costs

Date 4-5-90

Subject

Seepage Losses

It has been known for some time that it has been necessary to add make-up water to the lakes in excess of that lost by evaporation. Last year the Board asked me to check the quantity of water lost due to seepage. This was done by measuring the drops in water levels in both lakes over a period of ten days in November, prior to the start of the fall rains, and correcting for evaporation losses by subtracting the water level drop in my swimming pool during the same period.

The drops in water levels, which were about the same in both lakes, averaged 2.25 inches over the ten-day period. Assuming a surface area of slightly over an acre for each lake or a total of 92,000 Ft.<sup>2</sup>, the ten-day 2.25 inch combined drop in levels extrapolates to the loss of about 51,750 ft.<sup>3</sup> of water per month due to seepage. The monthly cost of this quantity of water at \$0.27 per unit of 100 ft.<sup>3</sup> is \$140.

Evaporation Losses

Evaporation losses, based on a midsummer drop in swimming pool water level of 0.25 inch per day, amount to 57,500 ft.<sup>3</sup> of water (575 units) at a cost of \$155 per month.

Irrigation Demand

Eight sprinkler circuits, each operating about 40 minutes per day, require approximately 480 units per month at a cost of \$130.

In addition to the cost of water lost due to seepage, there is also a cost due to loss of algaeicide.

A treatment, SS-13, is mentioned in the newspaper item reproduced on page 4. I contacted several people in an attempt to obtain information about this product. J. Harlen Glenn, who heads a lake engineering firm of the same name in Orange, California, informed me that Bentonite clays can, under certain circumstances, be rejuvenated by treatment with soda ash (sodium carbonate) and presented this as a more conservative and less expensive treatment that could be tried before moving up to SS-13.

We have been told that our lakes were treated with Bentonite by the developer, but we have no proof. A U. of Cal. publication describing this material is enclosed. I have been unable to ascertain the extent of the original treatment of the lake bottoms, but I do know that severe disturbances of the bottoms of the lower lake and the connecting stream bed occurred as a consequence of the removal of a severe infestation of cat-tails. As the effectiveness of the soda ash treatment is contingent on an unbroken presence of suitable clays, its applicability for our purpose is questionable.

# DATA SHEET

## LAKES LEAKAGE TEST - DROPS IN LEVELS - LAKES AND SWIMMING POOL

Pump shut down 11/8/89 10 A.M.

| <u>DATE</u>                     | <u>TIME</u> | <u>UPPER LAKE</u>                 | <u>LOWER LAKE</u>                  | <u>POOL</u>                       |
|---------------------------------|-------------|-----------------------------------|------------------------------------|-----------------------------------|
| 11/12/89                        | 10 AM       | 1 <sup>2</sup> / <sub>16</sub> "  | 15 <sup>2</sup> / <sub>16</sub> "  | 3 <sup>11</sup> / <sub>16</sub> " |
| 11/13                           | 10:00 AM    | 1 <sup>9</sup> / <sub>16</sub> "  | 15 <sup>5</sup> / <sub>16</sub> "  | 3 <sup>11</sup> / <sub>16</sub> " |
| 11/14                           | 10:00 AM    | 1 <sup>13</sup> / <sub>16</sub> " | 15 <sup>12</sup> / <sub>16</sub> " | 3 <sup>11</sup> / <sub>16</sub> " |
| 11/15                           | 10:00 AM    | 1 <sup>14</sup> / <sub>16</sub> " | 16                                 | 3 <sup>12</sup> / <sub>16</sub> " |
| 11/16                           | 9:30 AM     | 2 <sup>7</sup> / <sub>16</sub> "  | 16 <sup>2</sup> / <sub>16</sub> "  | 3 <sup>12</sup> / <sub>16</sub> " |
| 11/17                           | 9:30 AM     | 2 <sup>5</sup> / <sub>16</sub> "  | 16 <sup>7</sup> / <sub>16</sub> "  | 3 <sup>12</sup> / <sub>16</sub> " |
| 11/18                           | 10:00 AM    | 2 <sup>8</sup> / <sub>16</sub> "  | 16 <sup>11</sup> / <sub>16</sub> " | 3 <sup>13</sup> / <sub>16</sub> " |
| 11/19                           | 10:00 AM    | 2 <sup>11</sup> / <sub>16</sub> " | 16 <sup>14</sup> / <sub>16</sub> " | 3 <sup>13</sup> / <sub>16</sub> " |
| 11/20                           |             |                                   |                                    |                                   |
| 11/21                           | 10:00 AM    | 3 <sup>2</sup> / <sub>16</sub> "  | 17 <sup>6</sup> / <sub>16</sub> "  | 3 <sup>14</sup> / <sub>16</sub> " |
| 11/22                           | 2:30 PM     | 3 <sup>8</sup> / <sub>16</sub> "  | 17 <sup>10</sup> / <sub>16</sub> " | 3 <sup>14</sup> / <sub>16</sub> " |
| TOTAL DROPS IN LEVELS           |             | 2 <sup>6</sup> / <sub>16</sub> "  | 2 <sup>8</sup> / <sub>16</sub> "   | 3 <sup>1</sup> / <sub>16</sub> "  |
| Less evap. loss - Swimming Pool |             | <u>3/16</u>                       | <u>3/16</u>                        |                                   |
| Leakage loss - 10 days          |             | 2 <sup>3</sup> / <sub>16</sub> "  | 2 <sup>5</sup> / <sub>16</sub> "   |                                   |

Average drop in levels due to leakage over 10-day period = 2.25 in. = .225 in./day

Consider each lake to have a surface area of a little over one acre (43,500 ft<sup>2</sup>) or 46,000 ft<sup>2</sup>

San Juan Suburban Water Rate: Hidden Lakes is in a two-pump area for which the 1990 rate for a 1" meter is \$0.29 per unit of 100 ft<sup>3</sup> (plus \$10.99 minimum monthly service charge)

Swimming pool midsummer evaporation loss during a 21-day period 8/18 through 9/8/80 was 5.25". Average daily loss = 5.25"/21 days = 0.25"

Maximum Water addition rate 2-9-90:

| <u>meter readings</u> | <u>Time</u>                                 |
|-----------------------|---|
| 4615.64               | 11:40 AM                                    |
| 4614.05               | 11:10 AM                                    |
| 1.59 units            | 30 min. = 3.18 units/hour = 76.32 units/day |

Cost = 76 units x \$0.29 x 30 days = \$660/mo

∅H of lake water = 8

## CALCULATION SHEET

46,000 ft<sup>2</sup> x 2 lakes = 92,000 ft<sup>2</sup> of surface area

### LEAKAGE LOSS

2.26" drop in levels in 10 days = 6.75" in 30 days

Water Volume = 92,000 ft<sup>2</sup> x  $\frac{6.75"}{12 \text{ in./ft.}}$  = 51,750 ft<sup>3</sup> = 518 UNITS

Cost = 518 units x \$0.27 = \$140

### EVAPORATION LOSS (MAXIMUM DURING MIDSUMMER)

Evaporation loss from swimming pool during a 21 day period  
8/18 through 9/8/86 was 5.25 in. =  $\frac{5.25}{21} = .25 \text{ in./day}$

Monthly loss = 0.25 in./day x 30 days = 7.5"

Water Volume = 92,000 ft<sup>2</sup> x  $\frac{7.5 \text{ in.}}{12 \text{ in./ft.}}$  = 57,500 ft<sup>3</sup> = 575 units.

Cost = 575 units x \$0.27/unit = \$155.

### IRRIGATION VOLUME (MAXIMUM DURING MIDSUMMER)

8 sprinkler circuits each operating approximately 40 min/day = 320 min = 5.3 hours/day

Flow rate = Approx 3 units/hr.

Water Volume = 5 hours x 3 units/hour x 30 days = 450 units/mo.

Cost = 450 units x \$0.29/unit = \$130

**Chemical kills fish in lakes**

A chemical killed scores of fish in two man-made lakes at a Placer County Development site late Saturday evening.

The fish kill was caused by SS-13, a substance used to seal lakes and ponds. Lake Consultants and Construction, a Texas firm, treated the water with the chemical without knowing the pond contained fish, said Rob Kilbourne of the Department of Fish and Game.

← Treelake Village

Persons and Organizations Contacted

Rob Kilbourne - Game Warden, Inland Fishing  
(Cal.) Department of Fish and Game  
Sacramento  
(916) 355-7040

Bill Johnson  
Lake Consultants and Construction  
Richmond ?, Texas  
(713) 341-6666

J. Harlan Glenn, Associates ← → Kyle Miller - Lake Engineer  
Orange, CA  
(714) 998-8330

Sierra Industrial Chemicals (Soda ash source - \$10.20/100# bag)  
2302 Larkin Circle  
Sparks, NV  
(800) 777-8965

San Juan Suburban Water:

Pat McGee - Meter Reader - 969-2279  
Carol (Office) - 791-0115  
Treatment Plant - 791-1715

TO: Marty

4-10-90

FROM: Paul

One more comment before tonight's meeting.

At the time of my conversation with Harlen Glenn I was of the opinion that we might have a reasonable layer of Bentonite on the bottoms of the lakes. I indicated this to Glenn, and his suggestions (on tape) are accordingly based on this assumption. Since talking to Bill Medigovitch and others I have serious doubts that whatever is on the bottoms of the lakes can be rejuvenated by the soda ash treatment.

Suggestion: Before moving on with soda ash, let's make another thrust at SS-13.

Harlen Glenn mentioned that they may discontinue use of SS-13 on all existing lakes. Why? Are they afraid of the consequences of another fish kill? If so, would they consider working with us if we could guarantee no fish in the lakes when they appear on the scene? A guesstimate of SS-13 costs might help us make up our minds on a soda ash trial. What would we be talking about? \$1,000 - \$5,000 - \$50,000 ?

# SEEPAGE CONTROL WITH BENTONITE

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Division of Agricultural Sciences  
UNIVERSITY OF CALIFORNIA

75-LE/ 2240

## SEEPAGE CONTROL WITH BENTONITE

Bentonite clays are being used quite successfully to control seepage in canals and reservoirs. There are problems associated with this approach to sealing soils, but they can be minimized by proper planning and by following recommended procedures for installation and maintenance.

### Costs

Controlling seepage with bentonite has become an increasingly accepted practice because of the comparatively low initial costs. Since bentonite is mined from natural deposits, a substantial part of the cost of the material is transportation.

The initial cost of commercial bentonite available in California varies from approximately \$30 to a little over \$35 per ton. Per ton costs vary from one location to another, according to the size of the job and transportation costs. On a per square yard basis, the cost of bentonite can vary from 20 to over 30 cents. (This assumes an application rate of 1 to 2 pounds per square foot.) Before deciding to use bentonite, compare the total costs of delivery to the site and of proper application for each source available. In checking these costs, also consider the quality of the bentonite. If the bentonite is high quality,

less material is necessary.

Although the initial cost of seepage control with bentonite is considered low, the annual cost might be relatively high when compared with more permanent methods of sealing. Under ideal conditions and with proper maintenance, a good bentonite treatment might last 10 years or more. However, the life of the seal is generally much shorter. Since this life cannot be predicted with certainty, total annual costs are difficult to determine.

When selecting bentonite, keep in mind that this material can produce sealing only. Other types of linings, such as concrete or butyl rubber, may have additional benefits. Such benefits could result from more complete sealing and lower maintenance costs due to better control of weeds and boring animals. Bentonite is not recommended if the higher initial expense of more permanent methods, such as concrete, can be met.

### What is Bentonite?

Bentonite is a special kind of clay that absorbs water and swells up. When wetted and mixed with bridging materials, such as silty or sandy soils, it becomes quite impermeable to water. As it dries, bentonite shrinks, causing cracking, which tends to weaken the seal.

canal and removal of any rocks or vegetative growth from the bed surface. If there are holes or crevices in the bed, these should be filled with a combination of soil and bentonite, mixed at a ratio of 5:1. Sandy soil is preferred for this purpose because it packs better. If soil other than sand is used, it should be free of clods.

Before bentonite is applied by either of the two dry-pond methods, the bed surface should be smooth. This can be done by discing and then rolling or dragging the surface. The bentonite can then be uniformly spread over the prepared surface. One method of doing this is to place the required number of bentonite bags within measured squares or rectangles on the surface to be treated. The bentonite is then carefully spread within each space. Bulk handling and spreading techniques are more convenient for large areas, but greater care must be exercised to obtain uniformity of application.

After the bentonite is spread on the surface, a narrow, disc, or rototiller should be used to blend the soil to form a 5- or 6-inch mixed blanket. Before the reservoir is filled with water, this mixed layer should be moistened and compacted with a smooth or sheeps' foot roller. In the dry-pond, pure-blanket method, about 4 to 6 inches of protective soil cover is placed over the bentonite layer. This layer should be moistened and compacted before the reservoir is filled with water.

Underwater methods involve applying the bentonite to the

water, either as a slurry or as dry material. The gel, which settles on the bed surface, is then left to form a natural seal at the surface or is incorporated several inches into the bed to produce a more permanent seal. Incorporation can be done by underwater harrowing.

Which method and procedures to use for applying bentonite depend on the site conditions. In new ponds or reservoirs, the mixed-blanket, dry-pond method is preferred to the pure blanket method. In reservoirs that already have water in them, the underwater slurry method is usually preferable to sprinkling the dry material into the water. In either case, the gel that settles to the bed surface should be incorporated several inches, if possible. Careful planning of each job will help avoid expensive mistakes.

#### Methods For Ditches Or Canals

There are several methods that can be used to apply bentonite to ditches or canals.

If conditions are rocky or gravelly, a multiple-dam method might be useful. This method uses dams built out of a dry mixture of bentonite and a bridging material. These dams should be located at periodic spacings in the section of the ditch or canal to be treated. A small flow of water is then turned into the ditch so that it accumulates upstream from the highest dam site. At the time the flow begins to overtop the dam, a lumpy slurry is quickly made by mixing the dam materials with water. A backhoe or shovel can be used for this. The re-



treated area. This wide range is due to the diversity of site conditions. The amount required also varies with type and purity of bentonite, uniformity of application, type and condition of bed material, and application method.

A simple test is sometimes used to assist in determining the amount of bentonite required to stop seepage. The bottom of a large pail or 5-gallon can is perforated. About 8 inches of the particular soil to be sealed is then placed and tamped in the bottom of the container, which is filled with water so the rate of flow or seepage through the bottom can be observed. The test is then repeated, except that various amounts of bentonite are mixed in the top few inches of soil to find the minimum rate that completely stops seepage. This amount can be converted to a square foot basis and increased 30 to 50 percent for actual field conditions. An increase is necessary to help compensate for higher water pressures and the usual lack of uniformity in bentonite application on a large scale basis.

It is sometimes convenient to determine the total amount of bentonite required by marking off 10- by 10-foot (100 square feet) areas to be treated. The number of 100-pound bags per 100-square-foot area can then be determined as shown.

| Treatment<br>Required<br>Per Sq. Ft.<br>(pounds) | Area<br>(feet) | Number of<br>100-Pound<br>Bags Per Area |
|--|----------------|---|
| 1  | 10 x 10        | 1                                       |
| 2  | 10 x 10        | 2                                       |
| 3  | 10 x 10        | 3                                       |

If bulk distribution is used with dry pond or underwater methods, it is necessary to determine the total area to be covered, the total bentonite requirements, and the means to distribute the recommended rate of material as uniformly as possible over the area to be treated.



MINUTES

BOARD OF DIRECTORS

JULY 10, 1990

8045 Adam Court, Granite Ba

The Board meeting was called to order at 7:45 p.m. by President Yeoman at the residence of Joe and Sheila Friedrich, with board members Parker, Joe and Sheila Friedrich and Lobsitz present. Members Reeves, Allcott and Rippentrop were unable to attend. Also present was Committee Chair Jackie Gregory and resident guests John Kinnison and Keith Nelson.

MINUTES - of June Board meeting were to be presented by Rippentrop and unavailable at this time.

TREASURER'S REPORT - as of July 10, 1990 reflect the following:

|              |                    |
|--------------|--------------------|
| Checking     | \$ 3,307.48        |
| Money Market | 2,189.52           |
| CD           | 13,727.78          |
|              | <u>\$19,224.78</u> |

Deposits of \$2,100.15 made during this 6/23-7/10 period. Monthly expenditures were approved including July 4th expenses (see Social report). Reeves had prepared spread sheet of Income/Expenses vs. Budget for six months ending June 30, 1990 which was reviewed by the board. Also presented was the Balance Sheet of HLE, as of March 31, 1990, by House Accountancy. It was noted that the Board has still not received the first or second quarter dues delinquencies report. This list continues to be requested by Reeves from House Accountancy.

COMMITTEE REPORTS

LAKES AND LANDSCAPE - Parker reported Unit No. 5 redwood signs now ordered and delivery soon expected. The loss of lake water still major concern. Parker has received copy of report concerning the lakes at Los Lagos and Shelborne, which will be studied, and possible recommendations will result after a review of the report.

Parker feels present gardening company is lacking in their maintenance performance of our common areas, and he is obtaining bids from other landscaping companies for a change in gardening services.

ARCHITECTURAL - Several letters had been sent to RV violators, as well as architectural approval letters sent those homeowners who had submitted plans for improvements (fences, additions, pools, etc.) and approved by the Architectural Committee.

SOCIAL - Gregory provided income/expenses for our very successful July 4th Celebration held July 1, 1990. This function was well attended by our residents and guests. Custom Catering served 190 dinners, plus the raffle tickets sold brought in \$348.00 in income.

|            |                   |
|------------|-------------------|
| INCOME:    |                   |
| Food sales | \$1,429.60        |
| Raffle     | 348.00            |
|            | <u>\$1,777.60</u> |

|               |                     |
|---------------|---------------------|
| EXPENSES:     |                     |
| Pepsi         | \$ 176.38           |
| Food served   | 1,429.60            |
| M. Gregory    | 150.00              |
| J. Gregory    | 185.00              |
| Folsom Ice    | 209.50              |
| Fireworks     | 700.00              |
| JV Sanitation | 95.00               |
|               | <u>(\$2,945.48)</u> |
| Net Cost:     | (\$1,167.88)        |

Discussion followed that there was a large number of residents' guests in attendance, and the possibility of charging a minimum fee for guests which would cover their refreshment costs (beer, wine and soft drinks). Also the possibility of a "social fee" or associate membership to our HO association being charged to Hidden Creek Estates homeowners who wish to participate in our HLE social activities. A proposal will be made by Gregory with regard to these suggestions.

NEWSLETTER - Friedrich will "thank" contributors and volunteer workers, who so willingly gave of their time and service to promote our July 4th Celebration in the next newsletter. She explored the possibility of changing the name of our "Roster" to "Directory" and providing the names of the Board of Directors into the Directory after the annual election of officers. It was, however, noted the Roster is now an every-other-year publication, and the Board election is held annually, which is a problem unless we publish the Roster on an annual basis. To be further discussed.

WELCOMING - Liz Parker attending MAC meeting and report not available.

MAC REPORT - The MAC meeting was also held July 10th, and Liz covering their meeting. She will provide Sheila any pertinent information to be published in the next newsletter.

NEW BUSINESS - Yeoman reported the House Accountancy fee is \$600/quarter and felt the quarterly dues billings could be generated from shelf computer software readily available, and our accounting services could be maintained by a local bookkeeping service on a parttime basis, which would result in a considerable cost savings to HO association. Yeoman asked for approval to explore the options of (1) use of local bookkeeping service or (2) the possibility of HO association buying a computer for their use in generating dues billings, mailing labels, letters to CC&R violators, roster information, etc. To be further discussed at future meetings.

Yeoman also proposed having a Hidden Lakes "telephone hot line" which would provide a public service to our residents by allowing them to leave their name/number for board member response to their specific needs and general information on board meetings, social activities, etc. Yeoman felt this telephone answering machine/phone line could be installed in a board member home at an initial cost outlay of approximately \$300.00 but will provide detailed cost information at next board meeting.

There being no other business on the agenda, the meeting adjourned at 8:45 p.m.

Respectfully submitted,

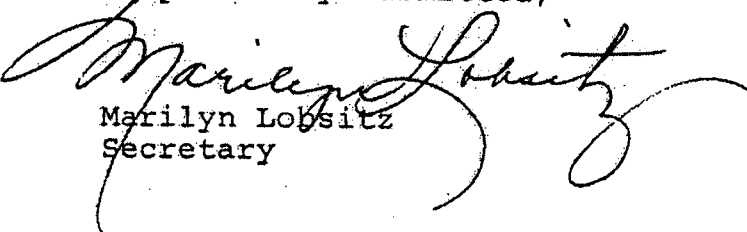
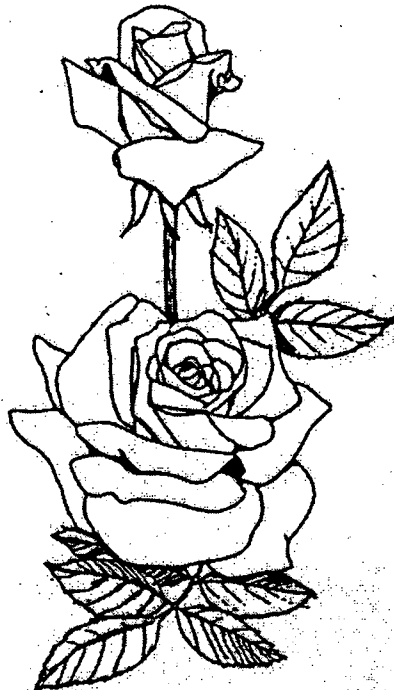
  
Marilyn Lobsitz  
Secretary

EXHIBIT F



Hidden Lakes Estates  
Homeowners Association

P.O. Box 2034  
Granite Bay, CA 95746



Bulk Rate  
U.S. Postage  
PAID  
Roseville, CA 95661  
Permit No. 26

DATED MATERIAL  
TIME VALUE

RR-43

PAUL & CATHERINE DALMAN  
8501 E. HIDDEN LAKES DR.  
GRANITE BAY, CA 95661



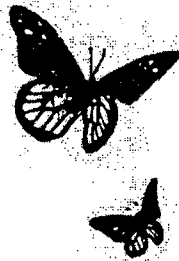


Hidden Lakes Estates  
**THE COURIER**

VOLUME XIII

May, 1990

ISSUE TWO



**You're  
Invited**



to

The Spring Ladies Luncheon

Independence Day Celebration - Sunday, July 1  
Pick a committee, some jobs are small -  
some big, and call either Jackie Gregory  
at 791-3219 or Kelly Rippentrop at  
797-0490.

Dinner Ticket Sales - Selling only in  
your neighborhood. Everything is com-  
pleted by June 30th.

Raffle - Help is needed to collect  
prizes before hand. The merchants have  
been very generous. Homeowners also  
donate prizes.

Sell tickets for one hour or more.

Chairperson needed to organize and run  
drawing.

Set-up and Decorating - This is a fun  
job! Everything is done in "Red-White-  
Blue" . . . everything is done early  
Sunday morning.



We need a few strong people to set up  
tables and chairs.

Parade - Chairperson needed and helpers  
for organizing and judging - fun and  
easy (one hour).

Adult Volleyball Tournament - Chair-  
person needed. This is an all-day job  
but one of the most exciting events.

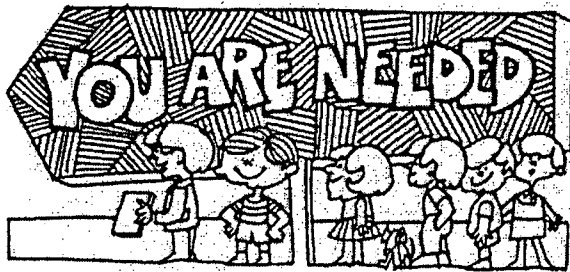
Adult & Children's Games - We need a  
lot of help for a short period of time.

Clean-Up - Monday A.M. clean-up - easy  
and quick!!

 ENJOY A DAY IN THE PARK 



"This is the story about four people named Everybody, Somebody, Anybody and Nobody. There was an important job to be done and Everybody was asked to do it. Anybody could have done it, but Nobody did it! Somebody got angry about that because it was Everybody's job. Everybody thought that Anybody could do it, and Nobody realized that Somebody wouldn't do it - Everybody blamed Somebody when Nobody did it!"



EVERYBODY, SOMEBODY, ANYBODY

We are looking for energetic, funloving people. A few hours of your time would be greatly appreciated. Pick the job you would like to do and call today.

Ladies Luncheon - Wednesday, May 23rd

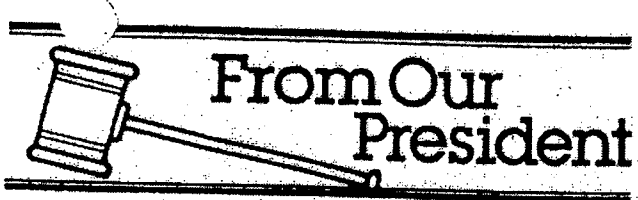
Help would be appreciated with set-up, decorating, greeting and clean-up. Call Kelly Rippentrop at 797-0490

Welcoming Committee

If you enjoy meeting new people and help familiarize new families with our homeowners' Association, we need you. We are looking for both a chairperson and new committee members. Call Liz Parker at 791-7972

MEET NEW NEIGHBORS  
CHAT WITH OLD FRIENDS

continued



HIDDEN LAKES ESTATES  
 BUDGET OF INCOME AND EXPENSES  
 For the Year Ending December 31, 1990

|                                 | Annual<br>1990      |
|---------------------------------|---------------------|
| <b>Revenue:</b>                 |                     |
| Members Dues                    | \$ 29,850.00        |
| Social Events                   | 1,000.00            |
| Interest                        | 1,500.00            |
| Penalties & late fees           |                     |
| Total Revenue                   | \$ <u>32,350.00</u> |
| <b>Expenses:</b>                |                     |
| <u>Landscaping</u>              |                     |
| Garden Services                 | 7,200.00            |
| Supplies                        | 2,000.00            |
| Other                           |                     |
| Subtotal                        | \$ <u>9,800.00</u>  |
| <u>Utilities</u>                |                     |
| Lights                          | 350.00              |
| Pump                            | 1,200.00            |
| Water-Lake                      | 2,100.00            |
| Water-Entrance                  | 257.00              |
| Garbage                         | 293.00              |
| Subtotal                        | \$ <u>4,200.00</u>  |
| <u>Repair &amp; Maintenance</u> |                     |
| Labor                           | 300.00              |
| Supplies                        | 200.00              |
| Other                           | 500.00              |
| Subtotal                        | \$ <u>1,000.00</u>  |
| <u>Administration</u>           |                     |
| Accounting                      | 3,400.00            |
| Legal                           | 500.00              |
| Insurance                       | 4,500.00            |
| Supplies                        | 150.00              |
| Newsletter                      | 600.00              |
| Postage                         | 450.00              |
| Other                           | 250.00              |
| Subtotal                        | \$ <u>9,850.00</u>  |
| <u>Social</u>                   |                     |
| 4th of July                     | 4,500.00            |
| Octoberfest                     | 800.00              |
| Other                           | 400.00              |
| Subtotal                        | \$ <u>5,700.00</u>  |
| Replacement Provision           | <u>1,200.00</u>     |
| Income Tax Provision            | <u>600.00</u>       |
| Total expenses                  | \$ <u>32,350.00</u> |
| Excess of Revenues              |                     |

Your Board of Directors is considering a nominal increase in the homeowners' dues to help offset the increasing operating costs of the Association. Our dues have remained at \$12.50 a month since the beginning. In the past, some expenses have been paid out of reserve funds and some maintenance items have been deferred. Last year our water costs for the lake and grounds were \$4,058 a considerable increase over the year 1983 when it was \$1,094. Using the same years, insurance went from \$834 to \$4,314, accounting from \$1,184 to \$3,500, and the totals for those same years were \$22,577 to \$36,920.

We are now faced with the need to seal the lake bottoms to reduce leakage and hopefully our water requirements as well. This project alone is expected to cost \$1,500 minimum and could be substantially higher.

To protect and maintain our valuable common areas, and to continue to provide the activities and services that make Hidden Lakes a special community to live in, it has been proposed that effective July 1, 1990, the dues be increased by \$0.87 a month. This small amount will help to offset some of the expenses while allowing us to maintain adequate reserves for the future.

Your comments on this proposal are invited. A note to the Post Office Box or your attendance at the next scheduled board meeting on Tuesday, May 8 at 7:30 p.m. at the San Francisco Federal conference room will be appreciated.

*Bruce Geoman*



ADDITIONS AND  
CORRECTIONS TO THE  
1990 HLEHA ROSTER

PLEASE ADD

COE, GARY & SANDEE  
8414 GINA LANE  
PHONE: 791-0197

TARA\*, TRACEY\*, RYAN 10/77, JOSHUA 8/79

MORROW-BOIVIN, JOHN & DEBRA  
7955 W. HIDDEN LAKES DR.  
PHONE: 797-1194  
MATT 4/80, MARK 5/82

PLEASE CORRECT

SINDREY, DAVID & CYNTHIA  
PHONE: 791-2556

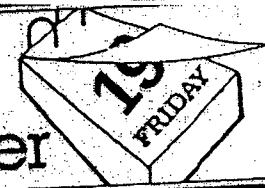
HIDDEN LAKES ESTATES HOMEOWNERS' ASSOCIATION  
CC & R's

The new amended and recorded CC&R's were distributed over the Easter weekend. If for some reason you did not receive your copy, please call John Reeves at 791-7822, he will see that you receive one.

MAINTENANCE DAY

Time to spruce up our park and entrance way. We will hold a maintenance day on May 12 starting at 9:00 a.m. Come for as much time as you can. We'll have painting, repairing and other odd jobs.

Dates to  
Remember



|         |                                 |                             |
|---------|---------------------------------|-----------------------------|
| May 8   | Board Meeting                   | 7:30 p.m.<br>S.F. Federal   |
| May 12  | Maintenance Day                 | 9:00 a.m.<br>At-the-Park.   |
| May 23  | Ladies' Luncheon                | 11:30 a.m.<br>8045 Adam Ct. |
| June 12 | Board Meeting                   | 7:30 p.m.<br>S.F. Federal   |
| July 1  | Independence Day<br>Celebration | All Day<br>At-the-Park      |



**EXHIBIT G**

MINUTES

BOARD OF DIRECTORS

NOVEMBER 13, 1990

SAN FRAN FED S/L ASSN.

President Yeoman called the meeting to order at 7:40 p.m. with Directors S. Friedrich, Parker, Rippentrop and Lobsitz present. Also guest Jeanne Niles.

MINUTES - the Minutes of the October 9, 1990 meeting approved as written.

NEW BUSINESS - Jeanne Niles voiced her concern over youths loitering on and about their property (after dark) which borders the 4.5 acres on EHL D. The Board agreed to purchase two light sensor detectors to be installed by the Niles family at their side and rear property lines to discourage continued incidents.

As an increase in vandalism to private property, common area facilities, and recent theft of Jon Way street sign has recently occurred, an article will be placed in newsletter.

1991 BUDGET REVIEW - The proposed 1991 Hidden Lakes Estates Homeowners Budget was presented by Yeoman. After study and discussion, Parker and Rippentrop made a motion the the budget be approved. Carried unanimously and will be distributed to homeowners via newsletter.

TREASURER'S REPORT - Account balances as of November 5, 1990:

|                  |             |
|------------------|-------------|
| Checking         | \$ 5,846.90 |
| Money Market     | \$ 2,178.26 |
| Cert. of Deposit | \$14,007.71 |

A list of homeowners delinquent in their dues (as of 10/1/90) total \$8. A Request for Proposal of 1991 Services and Fees for accounting service prepared by Treasurer Reeves was reviewed and will require further act by the board.

LAKES AND LANDSCAPING - Parker reported "duck pen" now designed for duck roundup. Upper lake losing water and now attempting to find leak source. When patched, winter rains will refill lake. New gardening service now on the job at \$650/mo. expense.

ARCHITECTURAL CONTROL - No report given.

SOCIAL - Rippentrop reported the 1991 Annual Homeowners Meeting scheduled for January 8, 1991 at Whispering Pines Restaurant. Cocktails 6:30 p.m., Dinner 7:00 p.m., and Meeting at 8:00 p.m. Ladies Cookie Exchange set for December 13th at Betty James residence.

Christmas Eve luminaries again headed by Maxey's, and order form to be in newsletter. Board approved purchase of luminaries to be placed around entry area of development. Darren Gregory to install and remove Christmas lights in trees/landscaping of entry area.

MINUTES

BOARD OF DIRECTORS

DECEMBER 11, 1990

SAN FRAN FED S/L ASSN.

The meeting was called to order at 7:35 p.m. by President Yeoman, with Directors Sheila Friedrich, Reeves and Lobsitz present. Directors Parker, Rippentrop and Alcott were unable to attend.

MINUTES - of November 13, 1990 were approved as written.

TREASURER'S REPORT - Reeves reported accounting activities, as of December 3, 1990, to be \$1,355.57 in deposits and monthly payables at \$1,344.37 including \$469.13 for balance due on Unit No. 5 new street signs.

|                   |              |                     |
|-------------------|--------------|---------------------|
| Account balances: | Checking     | \$ 5,858.10         |
|                   | Money Market | 2,176.14            |
|                   | CD           | 14,007.71           |
|                   |              | <u>\$ 22,041.95</u> |

HO dues delinquencies as of October 1, 1990 were \$833.60, as reported by House Accountancy.

LAKES AND LANDSCAPE - Yeoman reported that the water supply into lakes is now turned off and relying on winter rainfall to maintain water levels. The lakes continue to lose water due to unknown areas of seepage in both lakes. A resident teenager has been hired at \$5.00/hr. to routinely patrol association common areas and report any vandalism/maintenance needs to Yeoman.

ARCHITECTURAL - Boat presently parked in Kuhl driveway and in violation of CC&R's. Alcott to contact for screening or removal.

SOCIAL - Rippentrop making dinner arrangements for the January 8, 1991 Annual Meeting to be held at Whispering Pines at 8:00 p.m., and to determine the dinner choices/costs to be published in December newsletter.

NEWSLETTER - Sheila to publish in December newsletter the names of board nominees to fill the upcoming three vacant seats on the Board of Directors and to include in the newsletter a ballot to vote either by mail or to bring to the meeting for the election of board members. The nominees are: Carol Dueck, Bill Henry and Don Rodenberger. Additional candidates may be nominated from the floor at the annual meeting.

WELCOMING/MAC REPORT - none given.

NEW BUSINESS - Treasurer Reeves and President Yeoman gave their recommendation that the association employ the services of a Granite Bay bookkeeper to handle the association dues billings/receipts and related financial records for 1991 at \$500/quarter. This includes labor, postage, supplies and printing costs. Reeves made a motion to appoint Paula Wong as our association bookkeeper, which was seconded by S. Friedrich. Carried unanimously. House Accountancy to be notified their services are to be discontinued as of December 31, 1990, and request the return of all records pertaining to the Hidden Lakes Estates Homeowners Association.



## Projects Requiring/Requesting Funding In Excess Of Present Budget Parameters

1. Electrical and sprinkler control systems serving main entrance. Present electrical system is inadequate to supply power requirements for holiday decorations. Sprinkler system timers are inoperable due to flaws in original design. Current operation requires gardeners to manually open valves when they are working in the area. Because of this, the sprinklers are running during the day, wetting the street and passing cars. Timers are necessary to have sprinklers run at night or early morning in accordance with requests from San Juan Water District. This should also minimize the number of cars potentially hit by the overspray from the system. Relocation and replacement of the timers and new conduit under street and to service locations would probably be necessary for the systems to operate correctly.
2. Electrical service in the park. Outlet and light in park is served off a branch circuit from the pump house. We have experienced several blown circuit breakers over the years because of faulty wiring between the two. This appears to be a result of an overly long cable run and susceptibility to water infiltration during wet periods. It has been suggested that lighting in the park should be upgraded for safety and to allow for evening social events. Possible upgrades include installation of a separate electrical meter in the park area to provide for shorter runs and greater power availability as well as installation of vandal resistant enclosures for electrical system.
3. Main entrance landscape and sign renovation. Planting in the center island is old and not particularly attractive. Proposals have been made in the past to upgrade the main signs, either by replacing with more contemporary design, or augmenting and updating existing signs.
4. Small park area at front side of front lake. Some landscape work has been done in this area, but additional work is necessary, including seating and lawn area replacement.
5. Four + acre vacant lot on curve of East Hidden Lakes. Several requests/suggestions have been made regarding the maintenance and landscape of this area. Presently no water or power is available in this area to support any upgrades. Additional utility costs would be incurred if these upgrades were implemented.
6. Four + acre vacant lot on curve of East Hidden Lakes. Requests have been received by the board regarding the fencing of this area from access both from Douglas and Folsom Lake. Security lighting has also been proposed. Additional utility costs would be incurred if this upgrade is implemented.





Hidden Lakes Estates  
Board of Directors Meeting  
June 13, 2001

Meeting called to order by President Ferol Kimble at 7:30 PM.

Quorum established by the presence of Mr. Kimble, Ms. Minkner and Ms. Lyons, Ms. Vollmer, Ms. Neu and Mr. Babcock arrived within a few minutes.. Owners in attendance were Cris Marks and Mr. Walder.. Andrew Comings and Cathi Barrett were in present from Riverside Management.

Owner Forum:

Ms. Marks asked for review of letters being sent to Board regarding fence on her property that has not been requested. Ms. Marks will be provided copies of correspondence from neighbors. Riverside to provide these copies.

Mr. Walder asked for approval of his roof by ACC. Samples provided and approval was given.

Motion to approve May meeting minutes by Ms. Vollmer. Second Ms. Lyons. Carried.

Board asked that next newsletter have NO SWIMMING IN LAKES put in prominent place so that all owners would understand the seriousness of this.

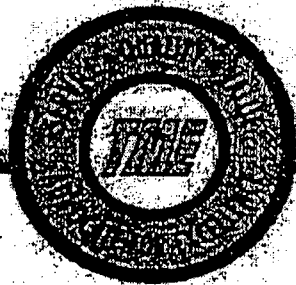
Lakes and Landscape: Mr. Babcock reported to Board that water color has been intensified to block the sun, thus eliminating more algae growth. Mr. Babcock has spoken to 2 engineers that specialize in erosion and leaking. Mr. Babcock to keep board apprised.

Social committee: Fall Social on 9/15/201. Theme is Texas Hoedown. Solis' are coordinating this event. Ms. Vollmer asked to purchase wasp traps. Motion by Ms. Lyon to purchase 4 traps or as needed. Second Mr. Babcock. Carried.

Motion by Ms. Lyon to register Hidden Lakes URL for \$15. Second Ms. Neu. Carried.

Meeting adjourned at 9:05 PM

**EXHIBIT K**



# Thunder Mountain Enterprises, Inc.

P.O. Box 292821  
Sacramento, CA 95829-2821



|        |                           |        |                                   |
|--------|---------------------------|--------|-----------------------------------|
| Date:  | Jul. 09. 2001             | From:  | Matthew Bryan                     |
| To:    | Tim Babcock               | With:  | Thunder Mountain Enterprise, Inc. |
| With:  | Granite Bay, Hidden Lakes | Phone: | (916) 381-3400                    |
| Phone: | (916) 773-7070            | Fax:   | (916) 381-3750                    |
| Fax:   | (916) 773-7080            |        |                                   |

Message: Tim,

These are our engineer's estimates for our recommended erosion control measures for the two ponds located within your community. We are recommending the installation of a permeable non-woven filter fabric on the erosion area adjacent to Hidden Lakes Drive. This fabric will have a 1" layer of bedding rock to cover it and an approx. 8" layer of 4"x8" cobble over top. For the bank erosion on the upper pond we are recommending the installation of a 3 foot retaining wall around the entire perimeter. This retaining wall will be submerged and approximately 10 feet from the current water's edge. Also attached is a very general estimate of the installation of a pond liner in the upper pond. This would be necessary if a leak is detected; I am still investigating the costs of a leak detection service. If there is further consideration of the installation of a pond liner we will then submit a more detailed estimate containing specifics. We can make arrangements to be present at your meeting to answer any questions that may arise, if needed. Thank you.

Sincerely, Matt

Thunder Mountain Enterprises, Inc.

Pages including cover sheet:


**Thunder Mountain Enterprise, Inc.**  
P.O. Box 292821  
Sacramento, CA 95829-2821

General Engineering Contractor # 778131  
Telephone: (916) 381-3400  
Fax: (916) 381-3750

**Engineer's Estimate**

|   |  |           |
|---|--|-----------|
| Quote Date:<br>July 7, 2001                 | Project Name:<br>Granite Bay, Hidden Lakes         |           |
| Customer:<br>Hidden Lakes Home Owners Assoc | Project Address:<br>Hidden Lakes Road, Granite Bay |           |
| Attn:<br>Tim Babcock                        | Owner Name:<br>Hidden Lakes Association            |           |
| Phone:<br>(916) 773-7070                    | Project #:<br>Lower Lake Road Erosion Control      |           |
| Fax:<br>(916) 773-7080                      | TME Quote #  | Bid Date: |

\*We are pleased to submit the following proposal / work order:

|   |  |                                       |
|---|--|---------------------------------------|
|  | <p><b>Supply &amp; Installation of:</b></p> <p>3000 square feet of 4 oz. Non woven filter fabric<br/> 9.5 yards of 3/4" crushed bedding rock<br/> 75 yards of 4"x8" river cobble<br/> Correct bank degradation along Hidden Lakes Road<br/> With permanent hard armour stabilization<br/> Level and excavation of existing material as required</p> <p><b>LICENSED AND BONDED</b></p> <p>Subject to clear access when placing materials without surface obstruction.<br/> Additional charges may apply</p> | <p>Total:<br/> <b>\$13,570.00</b></p> |
|---|--|---------------------------------------|

Prices quoted do not include sales tax or permit fees, if any are required. Uncommitted quotes are automatically withdrawn after 30 days. Please refer to page two for additional terms. Please contact Matthew or Beth at (916) 381-3400 for questions regarding this proposal. Contractors are required by law to be licensed and regulated by the Contractor's State License Board, which has jurisdiction to investigate complaints against contractors if a complaint is filed within three years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractor's State License Board, P.O. Box 26000, Sacramento, California, 95826.

**ACCEPTANCE**

On behalf of the above named customer, I accept the proposal upon the terms and conditions set forth in this proposal, and that work proceed on the requested start date.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_


**Thunder Mountain Enterprise, Inc.**  
P.O. Box 292821  
Sacramento, CA 95829-2821

General Engineering Contractor # 77813  
Telephone: (916) 381-3400  
Fax: (916) 381-3750

**Engineer's Estimate**

|   |  |           |
|---|--|-----------|
| Quote Date:<br>July 7, 2001                 | Project Name:<br>Granite Bay, Hidden Lakes         |           |
| Customer:<br>Hidden Lakes Home Owners Assoc | Project Address:<br>Hidden Lakes Road, Granite Bay |           |
| Actn:<br>Tim Babcock                        | Owner Name:<br>Hidden Lakes Association            |           |
| Phone:<br>(916) 773-7070                    | Project #:<br>Upper Lake Retaining Wall            |           |
| Fax:<br>(916) 773-7080                      | T.M.E. Quote #:                                    | Bid Date: |

\*We are pleased to submit the following proposal / work order

|   |   |                                      |
|---|---|--------------------------------------|
|  | <p><b>Supply &amp; Installation of:</b></p> <ul style="list-style-type: none"> <li>Not to exceed 1100 lineal feet of Retaining Wall</li> <li>* 6x6 posts 6' O.C. set in concrete</li> <li>* 2x12 planks set to 3' high, below water surface</li> <li>+ Pressure treated Douglas Fir lumber</li> <li>* Reprofilng of existing bank</li> <li>* Stockpile eroded sand</li> <li>+ Backfill wall with stockpiled material from site</li> <li>* Pond must be drained in advance</li> </ul> <p><b>LICENSED AND BONDED</b></p> <p>Subject to clear access when placing materials without surface obstruction.<br/> Additional charges may apply<br/> If material is ordered in larger quantities, additional charges may apply.<br/> Stand by rate per day or portion thereof for any weather delays or delays resulting from<br/> Prime Contractor's activities may apply.</p> | <p>Total:<br/><b>\$39,340.00</b></p> |
|---|---|--------------------------------------|

Prices quoted do not include sales tax or permit fees, if any are required. Uncommited quotes are automatically withdrawn after 30 days. Please refer to page two for additional terms. Please contact Matthew or Beth at (916) 381-3400 for questions regarding this proposal. Contractors are required by law to be licensed and regulated by the Contractor's State License Board, which has jurisdiction to investigate complaints against contractors if a complaint is filed within three years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractor's State License Board, P.O. Box 26000, Sacramento, California, 95826.

**ACCEPTANCE**

On behalf of the above named customer, I accept the proposal upon the terms and conditions set forth in this proposal, and that work proceed on the requested start date.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_


**Thunder Mountain Enterprise, Inc.**  
P.O. Box 292821  
Sacramento, CA 95829-2821

General Engineering Contractor # 778131  
Telephone: (916) 381-3400  
Fax: (916) 381-3750

**Engineer's Estimate**

|   |  |           |
|---|--|-----------|
| Quote Date:<br>July 7, 2001                 | Project Name:<br>Granite Bay, Hidden Lakes         |           |
| Customer:<br>Hidden Lakes Home Owners Assoc | Project Address:<br>Hidden Lakes Road, Granite Bay |           |
| Attr:<br>Tim Babcock                        | Owner Name:<br>Hidden Lakes Association            |           |
| Phone:<br>(916) 773-7070                    | Project #:<br>Upper Lake Pond Liner                |           |
| Fax:<br>(916) 773-7080                      | TME Quote #:                                       | Bid Date: |

\*We are pleased to submit the following proposal / work order:

|   |   |                                     |
|---|---|-------------------------------------|
|  | <p><b>Supply &amp; Installation of:</b></p> <p>Approximately 55,000 square feet of Pond Liner</p> <ul style="list-style-type: none"> <li>* Reprofilling of bank as required</li> <li>* Concrete apron around perimeter of pond <ul style="list-style-type: none"> <li>* Requires draining of pond</li> <li>* Based on a 1 acre size pond</li> </ul> </li> </ul> <p><b>LICENSED AND BONDED</b></p> <p>Subject to clear access when placing materials without surface obstruction.<br/> Additional charges may apply.<br/> If material is ordered in smaller / larger quantities additional charges may apply.</p> <p>Stand by rate per day or portion thereof for non-weather delays or delays resulting from<br/> Prime Contractors activities may apply.</p> | <p>Total:</p> <p><b>35K-50K</b></p> |
|---|---|-------------------------------------|

Prices quoted do not include sales tax or permit fees, if any are required. Uncommitted quotes are automatically withdrawn after 30 days. Please refer to page two for additional terms. Please contact Matthew or Beth at (916) 381-3400 for questions regarding this proposal. Contractors are required by law to be licensed and regulated by the Contractor's State License Board, which has jurisdiction to investigate complaints against contractors if a complaint is filed within three years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractor's State License Board, P.O. Box 26000, Sacramento, California, 95826.

**ACCEPTANCE**

On behalf of the above named customer, I accept the proposal upon the terms and conditions set forth in this proposal, and that work proceed on the requested start date.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Thunder Mountain Enterprises, Inc.





Hidden Lakes Estates HOA  
Board of Directors Meeting  
July 11, 2001

Minutes

Meeting was called to order by President Ferol Kimble at 7:35 PM. In attendance were Directors Cathy Vollmer, Katy Lyons, Tim Babcock and Mike Bonnie. Homeowner Ray Marks and Riverside managers Andy Comings and Cathi Barrett were present.

Owner Forum:

Mr. Marks inquired as to an update on communication with owners who had contacted the Board regarding the fencing issue for his property. Board advised Mr. Marks that 2 letters had been sent out to owners who had written to the Board advising them that currently there was no issue before the Board for review. In addition, the owners were advised that all submissions will be reviewed on their own merit. Mr. Marks thanked the Board for their understanding.

Mr. Marks asked about painting the street name sign at the corner nearest his property on Jon Way. Mr. Babcock will obtain the paint and Mr. Marks volunteered to paint the sign and review others in the community and paint them as necessary. The Board thanked Mr. Marks for his offer.

Minutes of June meeting. Motion by Ms. Vollmer to accept minutes, second Ms. Lyons, carried.

Financial statement:

Ms. Vollmer asked why 4<sup>th</sup> of July Social event didn't show any income on the financial statement. Mr. Comings will review and advise. Ms. Lyons asked that future Social Events be listed on financial statement so that the committee will know what their budget is. Riverside to send out copies of the 2001 budget to Ms. Lyons and Ms. Vollmer.

Lakes and Landscape:

The light in the Gina Lane park is not working due possibly to a defective GFI switch. Mr. Babcock and Mr. Smith will try to replace this switch and will advise the Board if this remedies the problem.

Mr. Babcock reported to Board that he has had one engineering firm come out and review lakes for erosion and possible leaking. Thunder Mountain provided a bid to make the necessary repairs. Mr. Babcock will obtain at least 2 other bids and report back

to Board. Mr. Bonnie asked that an independent engineering firm be hired to give the Board their expert advise as to what needs to be done to solve all the problems with the lakes. This report could then be taken to construction firms for bids. Mr. Babcock mentioned that this would mean an additional cost to the Association for the engineering report and all agreed that would be necessary.

#### Architectural Committee:

Ms. Lyons stated that there were no outstanding requests on file. However, mention was made of several homes in the area that needed to have letters sent to them regarding various issues. Management to follow up with these letters.

#### Social Committee:

Ms. Vollmer stated that the 4<sup>th</sup> of July Social event ended up approximately \$40 under budget. She will review the final numbers when the financial statement for July is available from management.

The next social event is on September 22. The name for the event is the HLE Western Round-up and Bar-B-Que, A Family Extravaganza. More information to follow. Order form will be included in the newsletter. A flyer announcing the event will be passed out door to door approximately 3 weeks before the event to save postage costs.

#### Unfinished Business:

Ms. Leigh Austin:

Ms. Austin asked for the Board to reconsider her fines because of the circumstances surrounding the delays in her completion of the remodeling and landscaping of her yard. Motion by Mr. Bonnie to have Management to contact Ms. Austin and advise her that the Board cannot reconsider her fines situation because there are still pending items that are in violation of the CC&Rs. The following items must be submitted before the Board will reconsider any fines: Landscape plans for front yard. Second Ms. Lyons. Carried.

#### Website:

Ms. Vollmer advised Board that the following site has been secured for the Association: [www.hiddenlakesestates.com](http://www.hiddenlakesestates.com) If you visit the site, it advises you that it is "coming soon". Ms. Vollmer will be contacting several people within the community to help design and work on the site.

#### Newsletter:

The next Courier will come out approximately 8/24/01 (subject to change with information gathered at August meeting). Articles are due AT the August meeting. Ms. Vollmer will work on order form and article for the newsletter recapping the social events.

**New Business:**

Budget due at October meeting of Board

Research membership in ECHO (asked by Mr. Bonnie)

Board adjourned at 9:15 PM.

**EXHIBIT M**

**Hidden Lakes Estates Homeowners Association**  
**Board of Directors Meeting**  
**November 14, 2002**  
**Minutes**

Meeting was called to order by Board President Stacie Neu at 7:05 PM. In attendance were directors Mike Bonnie, Nola Minkner and Cathy Vollmer. Ray Marks and Bruce Yeoman arrived at 7:15 PM. Cathi Barrett represented Riverside Management. Owners Jackie Gregory and Suzie Mason were present.

Motion by Ms. Minkner, second by Mr. Bonnie to approve October meeting minutes, carried.

Social Committee: Would like to have newsletter sent out in December with November thank you's to the vendors who contributed to the Fall Social. (NOTE: Articles due at December meeting).

Lakes & Landscape: Motion by Mr. Bonnie, second Ms. Minkner to approve new light fixture as requested by Mr. Smith. Carried.

Security: None

Architectural: Approval of the following Sacoolas driveway.

Website Committee: New pictures of the Fall Social have been loaded to the website.

Common Area Use Committee: Dog poop bags have not been installed yet. No meeting of the committee recently.

Unfinished business:

ARC Draft: changes to page 9, 14, 16. Review again in December.

New Business:

Water testing: Mr. Marks and Mr. Bonnie indicated that there hasn't been any water "leaking" near the manhole at Jon Way and E. Hidden Lakes recently. They will watch this area and will advise if water begins to leak and then ask the board's permission to have it tested to determine the source.

Dates for the Library: The following are THURSDAYS that the Board must meet due to conflicting schedules at the Library: 3/13, 4/10, 10/09 and 11/13. All other meetings can be held on the second Wednesday of the month as planned.

Nominations: Motion to have the Board act as the Nominating Committee by Mr. Bonnie, second by Mr. Yeoman, carried. The Board, acting as the Nominating Committee with Ms. Neu as chairperson, nominates the following people to run for the board in January: Mike Bonnie, Bruce Yeoman, Suzie Mason and Jackie Gregory. Motion to close the nominations was made by Mr. Marks, second by Ms. Neu, carried.

The Board asked that Management confer with Al Williamson and ask how much he would charge the Association to meet with the County on their behalf regarding the erosion problem at the front of the community.

Holiday lights will be installed at the front entrance by Mr. & Ms. Minkner again this year with minor modifications to eliminate the vandalism from last year.

Luminaries: Motion to acknowledge the Luminary Event as a long time function of the HOA and to continue as such by Mr. Bonnie, second Ms. Neu, carried.

Letter to owner at 8486 E. Hidden Lakes regarding the condition of his front yard and a request to meeting with Management or a Board member for clarification of his intentions on improving the condition.

Volunteer Recognition: discussion ensued as to how to show the Board's appreciation to those who volunteer their time and energy assisting the Association in various ways. Board members will come back with ideas for this recognition.

Board adjourned to executive session to discuss delinquent accounts at 9:30 PM.

Meeting adjourned at 9:45 PM.

**EXHIBIT N**

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Hidden Lakes Estates  
Board of Directors Meeting  
February 12, 2003

Minutes

The meeting of the Hidden Lakes Estates Board of Directors was called to order by board president Stacie Neu at 7:11 PM. In attendance were directors Mike Bonnie, Bruce Yeoman, Suzie Mason, Jackie Gregory and Ray Marks. Mr. Michael Cohen, homeowner, arrived at approximately 7:15 PM. Management was represented by Cathi Barrett from Riverside Management & Financial Services, Inc.

The following adjustments were made to the agenda: Add discussion of newsletter under New Business and Website discussion also to New Business.

Election of Directors: Motion by Mr. Bonnie, second by Ms. Mason for the following appointments: Mr. Yeoman, President, Mr. Bonnie, Vice-President, Treasurer, Ms. Kyme, Secretary, Ms. Neu, Assistant Vice President/Security Chair, Mr. Marks, Assistant Vice President/Social Committee Chair, Ms. Mason, Assistant Vice President/Architectural Chair, Ms. Gregory. Carried unanimously.

Social Committee Report: Easter event will be held on 4/12/03, Independence Day celebration on 6/28/03.

Lakes & Landscape: Mr. Bonnie, as new chair, asked that the board give him the latitude to make repairs as he sees necessary in a timely fashion so that the homeowners are more satisfied with the common area facilities. There being no objection, the motion was approved.

Security: None

Architectural: Ms. Gregory asked to review the requests before the board before they are approved or denied as she is the new chairperson. Ms. Gregory will communicate directly with Management if she has any questions and report back to the board at the next meeting.

Common Area Use Committee: None

Website Committee: None

Unfinished business: None





Hidden Lakes Estates  
Board of Directors Meeting

May 8, 2003

Minutes

The meeting of the Board of Directors of Hidden Lakes Estates Homeowners Association was called to order at 7:45 PM by President Bruce Yeoman. In attendance were directors Jackie Gregory, Lynn Kyme, and Suzie Mason. Three homeowners were present: Tony Wood, Ted Allegra and Rob Waszak. Cathi Barrett represented Riverside Management.

A request was made to move the Owner Forum to the beginning of the meeting to accommodate several owners. The Board agreed to this request.

Mr. Wood indicated to the Board that he was experiencing excessive moisture at the rear of his property at 7884 Jon Way. He had purchased the house in May, 2002 and moved in during November, 2002. The rear of the yard stayed green during the summer months despite a lack of watering. Mr. Wood has had professionals (ENGIO and C & R Landscaping) out to determine the source of the water and have advised him that they believe the water is coming from the lakes behind his property. Because of the disclosure issues involved, Mr. Wood has retained an attorney and has had his attorney send a letter to the Board. Mr. Yeoman thanked Mr. Wood for coming to the board and advising them of his concerns. Mr. Yeoman then explained that a letter has been sent in response to Mr. Wood's attorney's letter. Mr. Yeoman also advised Mr. Wood that the Association has consulted with their own attorney. Mr. Allegra indicated a moisture problem with his property, as well. He has found a pipe in the back yard that has been crushed and wanted to know if the Association is aware of the function of this pipe. Also, did the drainage system that was built belong to the HOA? The Board thanked the members for their input. Mr. Wood and Mr. Allegra left the meeting at this point.

The minutes of the April meeting were approved by a motion made by Ms. Kyme, seconded by Ms. Gregory, carried.

**Social Committee:** Blankets and coffee mugs have been ordered as the gifts for the volunteer recognition. The blanket will have an oak tree on it with Hidden Lakes Estates also embroidered on it and will be available for the next meeting. Independence Day celebration plans are continuing. A flyer will go out to residents regarding this event. 65 children and their parents attended the Easter event. While it rained the entire time, lots of pictures were taken and are available at the website.

**Lakes & Landscape:** There was no additional activity from the report of the last meeting due to rain and poor weather.

**Security:** None

**Website Committee:** None.

**Architectural Committee:** 7864 Jon Way and 8080 W. Hidden Lakes are approved.

**Unfinished Business:** Signature card was signed by those attending the meeting.

**New Business:** None

Board adjourned to executive session to discuss delinquent accounts and legal actions. Meeting adjourned at 8:45 PM.

**EXHIBIT P**

Hidden Lakes Estates  
Board of Directors Meeting  
June 12, 2003

Minutes

The meeting of the Board of Directors of Hidden Lakes Estates Homeowners Association was called to order at 7:15 PM by Vice President Mike Bonnie. Directors in attendance included Lynn Kyme, Jackie Gregory, Ray Marks and Stacie Neu. Cathi Barrett from Riverside Management was present. Owner Don Hansen and Craig Grivette were present.

Mr. Hansen asked that the board review the mowing of the open area due to the large amounts of dust that are being kicked up when the mowing is done this late in the year. The discussion included the possibility of having goats brought in as a more environmentally safe alternative. Mr. Hansen will look into this option and report back to the Board. The Board advised Mr. Hansen that it is difficult to mow only once a year (for budgetary purposes) and still get most of the weeds mowed appropriately. New owner Craig Grivette advised the board that he will be submitting landscaping and irrigation plans.

Motion to approve the May minutes was tabled until the July meeting at the request of management.

Social Committee: no report

Lakes & Landscape: Budgetary items were discussed. As funds for Lakes & Landscape are limited, the chair asked for board approval to have Ms. Gregory review the signs in the community that are in need of repair or replacement and report back to management. Motion by Ms. Kyme, second by Ms. Neu, carried.

Motion by Ms. Gregory, second by Ms. Kyme to hold off on the electrical replacement line item and use funds for other lakes and landscape items, carried.

Mr. Bonnie to get bids for erosion control. An irrigation pipe in the park recently ruptured but was repaired. The open space is being mowed by Danny Zavaia as time permits. The motor for the fountain is on back order and will be replaced at no cost when it is received.

Security: Maroon SUV has been seen in the vicinity where vehicles are being broken into. Anyone interested in assisting should send email to [catchbadguys@yahoo.com](mailto:catchbadguys@yahoo.com)

Architectural Committee: landscape plans for 8335 were returned to the owner for lack of information.

Unfinished Business: Board was advised that any action taken without a meeting requires a consensus of the board members. If one member doesn't answer at all or has a different answer than the others, the action must wait until the next regularly scheduled meeting for discussion. Any action taken without a meeting that IS approved or denied by a consensus of the board must be minuted by the board at their next regularly scheduled meeting.

The board adjourned to executive session at 8:15 PM.

The board reconvened at 8:35 PM. Motion by Ms. Kyme, second by Ms. Neu to approve the following: Management to contact the Association's legal counsel and ask them to provide a written opinion as to whether the Association has any legal liability regarding the alleged leaking of the lake behind a property adjoining the lake. If the Association does have liability, to what extent and is it shared?

The board adjourned at 9 PM.

HIDDEN LAKES ESTATES HOMEOWNERS ASSOCIATION

Minutes

Board of Directors meeting

August 11, 1992



The meeting was called to order at 7:42 P.M. by President David Rippentrop, in the Community Room of Placer Savings (Granite Bay branch). The following board members were in attendance: David Rippentrop, Bill Henry, Bruce Yeoman, Sheila Friedrich, Carol Solis, Carolyn Pasco, and Carol Dueck.

The minutes of the July 14, 1992 board meeting were read. Carolyn Pasco motioned that the minutes be approved as submitted. Bill Henry seconded the motion. Motion passed.

TREASURER

Bruce Yeoman reported the account balances as follows:  
Certificate of deposit.....\$15,517.16  
Money market.....\$ 3,141.54  
Checking.....\$ 5,251.45

SECURITY

David Rippentrop read the minutes of the August 6, 1992 Security Committee meeting for Ken Niles. Kelly Rippentrop had submitted locator maps to the Security Committee showing lot numbers with street addresses. These maps will be used for Neighborhood Watch Program. David will make copies of these maps and distribute to board members at next board meeting. (See minutes of Security Committee attached to these minutes.)

WECOMING

- David Rippentrop gave the following report for Betty James:
1. The new residents welcoming party was held on July 25. Betty expressed her thanks to committee members and board members for their participation.
  2. A welcome table will be set up at the Cruis'In Memories event.
  3. Sunni Leanse has joined the Welcoming Committee and will be covering area 4.

NEWSLETTER AND DIRECTORY

David Rippentrop congratulated Sheila Friedrich for a wonderful job on the newsletters. Sheila praised the quality of work from our current printer, noting that they do extras that Kinkos charge more for. The Board agreed to remain with

Graphi-Cat.

### SOCIAL

Carol Solis reported on the following:

1. Cruis'In Memories will be held September 19th. The committee is planning a car show, barbecue, and dance.
2. Committee will research how lighting in the park for this event can best be achieved.

### ARCHITECTURAL

Carolyn Pasco reported on the following:

1. Nothing has been submitted this last month for approval.
2. Problems still exist with the Giannelli fence dispute.
3. Kuhl was given approval for basketball court.
4. Leanse was asked to submit exterior colors.
5. Carapiet satellite dish was declined.

David Rippentrop submitted a letter he had recieved from Maynard Idleman (concrete steps in front yard) for review.

Current complaints include:

- a. 8405 WHLD - Boat trailer in driveway
- b. 8024 Adam Ct. - leaves boat out in front
- c. 8015 Adam Ct. - weeds
- d. 7955 WHLD - weeds
- e. 7841 EHLD - motorhome in front

### LAKES AND LANDSCAPING

Bill Henry gave the following report:

- ✓ 1. Odell Pump Co. will do the work on the pump.
- ✓ 2. Paul Dalman is adding the algaecide by hand for now.
3. Lower lake water level is down so that the weeds can be sprayed with Round Up.
4. Gardeners will be asked to maintain the debris from top of upper lake.
- ✓ 5. A homeowner complained about the lake fountain being on late at night. The clock needs to be re-set.
6. Bill will check to see if the gardeners are supposed to maintain the 4½ acre park. If so, to what degree.
7. The area by the oleanders (lower lake) had some unauthorized landscaping done. The questions of water, feasibility, costs, etc. still need to be addressed.
- ✓ 8. Bill is still working on the check list for potential park users.
9. Bill has received an application for a private party in the park for September 12th. 11:00 AM - 5:00 PM
10. Bill will organize a work party for painting, sign installation, etc. Date to be announced.

UNFINISHED BUSINESS

Speeding is still a problem. Debbie Putrino from the Sheriff's department thought that AAA has a radar sign that can be borrowed. Carol Dueck will check.

The proposed dues increase has had various questions that need further discussion. Bill Henry moved that we table this issue til next meeting. Carol Dueck seconded the motion. Motion passed. It will be put at top of agenda for next meeting.

NEW BUSINESS

The CC&R and Architectural Committee consists of a chairperson (Carolyn Pasco) and members of that committee (the Board), until further notice.

Bruce Yeoman moved to adjourn. Carolyn Pasco seconded the motion. Motion passed. Meeting adjourned at 9:40 P.M.

Respectfully submitted,

Carol Dueck  
Secretary



Williamson Ideations  
P. O. Box 188491  
Sacramento, CA 95818

Tel. (916) 419-1465  
Fax (916) 419-1483

April 3, 2003

Mr. Mike Bonnie  
Hidden Lakes HOA  
8422 West Hidden Lake Drive  
Granite Bay, CA 95746

Dear Mr. Bonnie:

As requested, on behalf of Hidden Lakes HOA, Williamson Ideations contacted Placer County Public Works Department to get them to resolve the county road related erosion problem along the lower lake. On April 1, 2003, I met with Mr. Kerry Couey, Senior Road District Supervisor for Placer County. We walked the site, looked at the eroded shore, and reviewed the recommendations offered in Placer County's May 2, 2000 letter. For your convenience, I have enclosed a copy of that letter.

Essentially, it is the County's claim that they are not legally responsible for the erosion. I consulted with a California drainage law expert to determine if their claim had merit. He said that drainage issues are handled by the courts that make decisions based on the reasonableness of the situation. A gradually sloping road that exclusively services your HOA is a "reasonable" use of the County's property. So there is some validity to their position.

Mr. Couey and I discussed some other potential solutions. A summary of that discussion is presented in table-form on the following page. We agreed that the remedy should not involve the County's property because a permit would be needed.

As the table shows, Williamson Ideations suggests that your HOA consider 1) fill ruts and use landscape fabric to stabilize the shore, or 2) install a gravel backfilled retaining wall(s). My sketch shows one possible retaining wall configuration. In either case, your association should plan to perform routine maintenance on this area.

I hope this is helpful. If you have any questions, please give me a call.

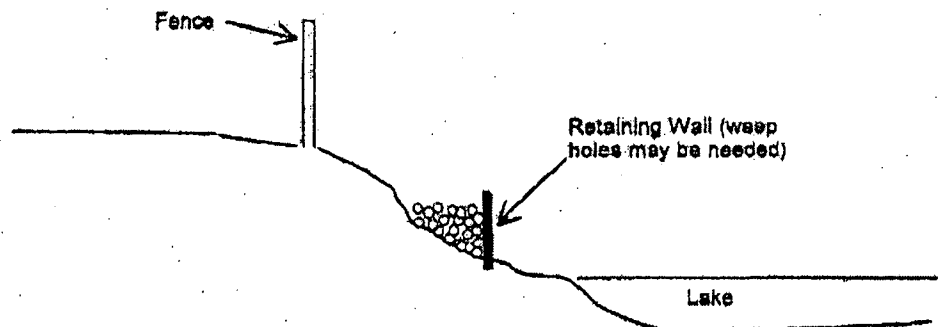
Sincerely,

Al Williamson, M.S., P.E.  
Senior Engineer



**IDEATIONS**

| Erosion Control by:   | Recommended by:                             | Pros   | Cons  |
|---|---|--|---|
| Cobbles / flow reducers between post  | Tabler - Public Works Manager (2000 letter) | On HOA's property -<br>May not require a permit  | May not reduce flow velocity on sloped shore.   |
| Berm / relief drain along roadway   | Wright - Hidden Lakes HOA                   | Relatively expensive   | Permit required - not likely to be granted due to potential roadway flooding that could lead to car accidents   |
| Gravel and landscape fabric - fill ruts with gravel, cover gravel fill with landscape fabric, cover fabric with gravel to match existing material | Couey - Sr. Road Supervisor                 | <ul style="list-style-type: none"> <li>▪ Easy and least expensive</li> <li>▪ On HOA's property - No Permit Req'd</li> </ul>                                      | <ul style="list-style-type: none"> <li>• A Caltrans Landscape Project Manager thinks landscape fabric should only be used to stabilize slopes in conjunction with vegetation. She considers fabric to be a temporary stabilizer.</li> <li>• Ongoing maintenance required</li> </ul> |
| Wood retaining wall(s) back filled with gravel  | Williamson Ideations                        | <ul style="list-style-type: none"> <li>▪ Easy and inexpensive</li> <li>▪ On HOA's property - No Permit Req'd</li> <li>▪ Could provide a safer walkway</li> </ul> | <ul style="list-style-type: none"> <li>• Somewhat labor intensive</li> <li>• Ongoing maintenance required</li> </ul>  |



**Cross Section of Proposed Gravel Backfilled Retaining Wall**



**PLACER COUNTY  
DEPARTMENT OF PUBLIC WORKS**

Tim Hackworth, Acting Director  
Wes Zicker, Deputy Director

Roseville: (916) 784-6445  
Auburn: (916) 889-7565

May 2, 2000

Hidden Lakes Homeowners Association  
Attn: Steve Wright  
P.O. Box 41099  
Sacramento, CA 95841-0099

**KERRY COUEY**  
SR. ROAD DISTRICT SUPERVISOR

COUNTY OF PLACER  
DEPARTMENT OF PUBLIC WORKS  
ROAD DIVISION - ROSEVILLE

Office - 11425 F Avenue  
Mail - 11444 B Avenue  
DeWitt Center  
Auburn, CA 95803

Re: Lower Lake Erosion

Dear Mr. Wright,

This letter is in response to your letter dated April 14, 2000. After you met with Kerry Couey, our Road Maintenance Foreman in your district, I reviewed the area of Lower Lake where you have concerns of continuing erosion.

You have suggested that the County install an asphalt berm along the area where erosion is occurring. First of all, I do not feel this is a situation for which the County has responsibility. The erosion is relatively minor, and installation of a berm would be relatively costly (~\$4,000). A berm would prevent further erosion from occurring, but it would also cause unnecessary ponding on the road. Relief drains, as you suggested, would allow drainage into the lake, but due to the relatively flat grade of the roadway, ponding would still occur, causing premature aging of the roadway. I believe a simpler solution exists.

The erosion, in the form of small rivulets, has only occurred in the area between the existing fence posts. The fence posts must be of sufficient diameter to reduce flow velocity and prevent erosion. I feel that if the Homeowners Association placed cobbles (6" to 8" diameter) or some other flow reducer between the fence posts and under the rails, you would be able to reduce the velocity of the drainage, and reduce or eliminate the erosion. This would also eliminate the possibility of water ponding on the roadway.

Your Homeowners Association could accomplish this for relatively little cost. Feel free to call me at 889-8855 if you would like to discuss this matter further.

Sincerely,

Kevin Taber  
Public Works Manager  
Road Maintenance Division

Cc: Tim Hackworth, Acting Director

Hidden Lakes Estates  
Annual Membership Meeting  
January 8, 2003

Due to a lack of a quorum, the annual meeting was adjourned until February 12, 2003. Proxies will be sent out again to all members.

Board of Directors Meeting  
Minutes

The meeting of the Hidden Lakes Estates Homeowners Association Board of Directors was called to order by President Stacie Neu at 7:20 PM. In attendance were directors Mike Bonnie, Lynn Kyme, Nola Minkner, Cathy Vollmer and Bruce Yeoman. Mr. Marks arrived at 8:20 PM. Owners Tom Smith, Jackie Gregory, Suzie Mason and Michael Cohen were present. Owner Carol Cunha arrived at approximately 7:50 PM. Cathi Barrett represented Riverside Management.

Motion to approve December minutes by Ms. Minkner, second Mr. Yeoman, carried.

Social Committee Report: Ms. Mason made a presentation to the Board for potential volunteer recognition gifts.

Lakes & Landscape: See attached report submitted by Mr. Yeoman. In addition, motion by Mr. Yeoman, second by Mr. Bonnie to hire Al Williamson of Ideations to meet with Placer County to discuss erosion issues at front of lake with a cap of \$300 to be spent, carried.

Security: None

Architectural: Motion by Mr. Bonnie, second by Mr. Yeoman to refer letter from 7955 WHL to ARC, carried. ARC would like Management to send letter to owner indicating that no approval form was filled out and the paint colors for fence are not approved. ARC would like forms filled out for three items under discussion and paint samples supplied to committee. Split rail fence should be returned to a natural color, please submit paint chips.

Common Area Use Committee: Dog poop bag holder installed.

Website Committee: next meeting date 1/29/03 with a report to be given at the next BOD meeting.

Unfinished business: ARC Guideline review—motion by Ms. Minkner, second by Mr. Yeoman to accept revised ARC guidelines, carried. These are to be sent out with second proxy.

Ms. Mason was appointed chairperson of the Volunteer Recognition Committee. She will report back to the Board at the February meeting with regards to the list of volunteers and suggested gifts.

New Business: NONE

Meeting adjourned at 9:25 PM to executive session to discuss delinquent owners.

Meeting adjourned at 9:40 PM.

**HIDDEN LAKES ESTATES HOA**  
**BOARD OF DIRECTORS MEETING**  
May 8, 2002

The meeting came to order at 7:30 PM. Board members present were Stacie Neu, Mike Bonnie, Nola Minkner, Bruce Yeoman, and Lynne Kyme. No owners were present. Management was represented by Andrew Comings and Cathi Barrett.

Adjustment to agenda: Add insurance discussion to New Business.

Minutes. The minutes of the April meeting were approved as amended to include appreciation letters. Motion by Ms. Kyme, second by Mr. Bonnie, carried.

Management Report. The financial reports and bank statements for April were reviewed.

**Committee Reports:**

**Social:** 4<sup>th</sup> of July celebration to be held 6/29/02 with fireworks only.

**Lakes & Landscape:** Mr. Yeoman has asked that homeowners contact Riverside when they have issues regarding the lakes and landscape. The board agreed and Mr. Yeoman will address this issue in his article for the newsletter to be sent out in June. Mr. Yeoman advised board that the fountain and pump are in need of repair. Mr. Smith working with Mr. Yeoman to obtain bids.

**Security:** No report

**Architectural:** Approval for the following addresses: 7841 E. Hidden Lakes, 8105 W. Hidden Lakes, 8075 W. Hidden Lakes, 8181 E. Hidden Lakes.

**Website:** No report

**Welcoming:** No report

**Park Committee:** No report

**Unfinished Business:**

1. Mr. Bonnie indicated that the draft copy of the reserve study was complete and indicated that the current reserve funds were insufficient. Further information will be available when the final draft is complete.

**New Business:**

1. Motion by Mr. Bonnie, second by Ms. Minkner to move CD from Placer Sierra Bank to First Bank based on information collated by Ms. Kyme regarding interest rates. Motion by Mr. Bonnie to open a checking account at First Bank if necessary to get highest rates available. Second Ms. Minkner, carried.
2. Insurance: Mr. Bonnie would like more information on other insurance bids prior to approving. Management to follow-up.
3. Management asked to call Mr. Zavala and ask him to finish cleaning the beach areas as he didn't clean all the debris off of them.
4. Management asked to obtain insurance information and business license from Mr. Zavala as soon as possible.
5. Management asked to obtain insurance information and copies of all licenses required for Water Works Industries as the lakes maintenance company. Water Works also to leave notice at Mr. Yeoman's house each time they service the property (management to follow-up).
6. Management asked to obtain bid from Mr. Zavala regarding the rails and posts on Douglas Blvd. that are in need of replacement.
7. Newsletter articles due 6/1/02 to Riverside.
8. Management to send Mr. Yeoman a copy of the ARC guidelines that are being reviewed by board members. Management to send budget to Mr. Yeoman.
9. Management to advise
10. Letter to owner at 8462 W. Hidden Lakes regarding blue tarp and roof repair, letter to owner at 7845 Haley Drive regarding pontoon boat removal.

Board adjourned to executive session to review vendor contracts at 9:15 PM.

**HIDDEN LAKES ESTATES HOA  
BOARD OF DIRECTORS MEETING**

April 10, 2002

The meeting came to order at 7:30 PM. Board members present were Mike Bonnie, Ray Marks, Cathy Vollmer, Lynne Kyme. Owners present were Tom Smith, Bruce Yeoman, Sandy Rich and Donald Hansen. Management was represented by Andrew Comings and Cathi Barrett.

Board amended agenda to retire to executive session to review resignation of Mr. Babcock and consider replacement. Board appointed Mr. Bruce Yeoman as VP in charge of Lakes & Landscape.

Motion by Ms. Vollmer to accept Mr. Babcock's resignation, second Ms. Kyme, carried. Motion by Mr. Marks to appoint Mr. Yeoman to fill the vacancy, second Ms. Kyme, carried.

Minutes. The minutes of the March meeting were approved as corrected as to spelling and an omitted word. Motion Ms. Vollmer. Second Mr. Marks. Carried.

Management Report. The financial reports and bank statements for March were reviewed. The reserve CD is scheduled to mature May15.

**Committee Reports:**

**Social:** No one has stepped forward to head Social committee or to take over the 4<sup>th</sup> of July celebration. Comments were that the celebration may be only fireworks, no food. Motion by Ms. Kyme to put sign at front entrance asking for volunteer to chair 4<sup>th</sup> of July celebration, second Ms. Vollmer, carried. Ms. Vollmer indicated that the Easter event ended up \$35 under budget.

**Lakes & Landscape:** Mr. Yeoman will take over the responsibility of Lakes & Landscape. He indicated that Mr. Babcock stated he will get all previous information to him.

**Security:** No report

**Architectural:** Lynn Kyme to review Leeds application. Motion by Mr. Marks, second by Ms. Vollmer to add Lynn Kyme to the ACC.

**Website:** 1-2 visitors per day. Ms. Vollmer indicated that listing of homes for sale is not illegal because of disclaimer advising that prices may not be correct and for all interested parties to seek advice from a real estate agent.

**Welcoming:** No report

**Park Committee:** No report

**Unfinished Business:**

1. Mr. Bonnie reported to board that Ideations was hired to conduct reserve study for the Association. Mr. Bonnie indicated that Al Williamson had connections with CalTrans and will work to determine maintenance responsibility of dam at entrance to property that is showing signs of erosion.
2. Spoons confirmed for May meeting.
3. Mr. Bonnie reviewed status of common area lots based on his research at Placer Country records. Discussion was held that a written history of all the information gathered by Mr. Bonnie be compiled.
4. Mr. Bonnie had Mr. Yeoman ad his name and address to the ECHO membership application. All board members should begin obtaining information within 60-90 days.
- 5.

**New Business:**

1. Mr. Bonnie asked that review of vendor contracts be tabled until the May meeting.

Motion to adjourn meeting by Ms. Kyme at 8:57 PM, second Mr. Marks, carried.

**HIDDEN LAKES ESTATES HOA  
BOARD OF DIRECTORS MEETING  
MARCH 13, 2002**

The meeting came to order at 7:30 PM. Board members present were Stacie Neu, Lynn Kyme, Nola Minkner, Cathy Vollmer, and Ray Marks. Board member Mike Bonnie arrived after the meeting was underway. Also attending were owners Tom Smith and Ted Allegra. Riverside Management was represented by Andy Comings.

**Owner Forum:**

1. Tom Smith reported that there are problems with the clock controlling the fountain. He will attempt to get the second clock working. He also told the Board that he would wash down the tables prior to the Easter event and suggested applying a preservative product to the tables and bridges. Finally, he noted that fertilizer for the landscaping at the lake and at the entry will be applied.
2. Ted Allegra reported on the number of kids from outside Hidden Lakes who are creating the jumps in the open space. Some of the responsible kids are from Hidden Lakes. Mr. Allegra to take the initiative to fill I holes with assistance from others.

**Minutes.** The minutes of the February meeting were approved as corrected as to spelling and an omitted word. Motion Ms. Vollmer. Second Ms Kyme. Carried.

Stacie Neu announced that Tim Babcock had called and given her his verbal resignation from the Board. Lyn Kyme will speak to Bruce Yeoman to see if he would be interested in assuming the Lakes & Landscape Committee chair if he were to be appointed to the Board to replace Tim Babcock. If Mr. Yeoman is not interested, Mike Bonnie offered to head up Lakes & Landscape.

**Management Report.** The financial reports and bank statements for February were reviewed. The reserve CD is scheduled to mature May15.

**Committee Reports:**

Architecture Committee. Plans for a remodel at 8497 E. Hidden Lakes were approved, as the new additions will not extend beyond the existing roofline. The proposal for the addition of a garage at 7845 Haley were not approved, since they were incomplete. Elevations were not included in the submission.

### Unfinished Business:

1. Spoons is prepared to host the May meeting. We hope that we can still meet at the bank in April, although the bank cannot guarantee that.
2. Mike Bonnie has received three prices for a reserve study: \$500, \$1300, and \$2200. He wants to check a little further on Al Williamson, who is the low bidder before finally recommending a vendor.

### New Business:

1. There is interest in redesigning the Directory Main page in order to accommodate Website information. That should be possible.
2. New Committee Proposal. Cathy Vollmer submitted her proposal for a new committee, tentative to be called the Common Area Improvement Committee. Formation of the committee was approved with the understanding that its function will not include researching the status of the open space lots and that written opinions will be solicited from the entire membership. Motion by Mr. Bonnie. Second Ms. Vollmer. Carried.
3. Open Space Lots. Mike Bonnie offered to look into the legal status of these two lots. He requested authorization to spend up to \$300 in document copying costs. His request was seconded by Ms. Kyme. Carried.

The meeting was adjourned at 10:15 PM.

nHidden Lakes Estates  
Board of Directors Meeting  
Minutes  
February 13, 2002

Meeting called to order by President Stacie Neu at 7:30 PM. Board members Nola Minkner, Mike Bonnie, Tim Babcock, Lynn Kyme, Cathy Vollmer and Ray Marks were present. Cathi Barrett from Riverside Management attended with owners Diane Babcock and Donald Hansen.

Motion to approve minutes of the January Members Meeting and the January Board Meeting by Ms. Minkner, second Ms. Vollmer, carried. Agenda, in the future, should include the Welcoming Committee.

Ms. Neu addressed board that in order to move the meetings along faster and more efficiently, she would like to implement a revised version of Robert's Rules of Order. The proper procedure during meetings will be to make a motion and if there is a second, there can be discussion. If no second is made, the motion will not be discussed further.

Mr. Babcock made a motion to add Lake Maintenance as a line item to the Budget Comparison sheet, second Ms. Minkner, carried.

Social committee still in need of a chair person. Ms. Minkner has completed the preparations for the Appreciation Dinner and the Easter celebration is in motion. A request for a chairperson will be made by several of the board members in their articles for the newsletter.

Mr. Babcock advised Management that children have been seen using a boat in the lake without adult supervision and/or life jackets. Letter to be sent to the residence at 8336 E. Hidden Lakes reminding them of their commitment to adhere to the rules and laws regarding boating. In addition, a letter should be sent to 8515 James Court regarding the BMX track that children have made in the common area unimproved lot.

ACC would like board to know that owner Beck has had his roofing request approved.

Motion by Ms. Vollmer to have Mr. Bonnie continue looking for company to do reserve study as approved by previous board for \$1300 or less, second Mr. Babcock. Motion by Mr. Bonnie to enroll board members in ECHO for further information regarding association issues and laws. Second Ms. Minkner, carried.

Board members discussed goals and objectives for their tenure. Issues included working on decreasing the number of speeding cars throughout community, improve the common area so that it is more useful to more members, create a common area use committee, update and improve the enforcement of the CC&Rs regarding boats and RV's, streamline the ACC process, improve and enforce written ACC guidelines that are distributed to all homeowners, work to maintain the dues at the current level. More specific direction will be discussed at the next meeting.

Management to forward ACC guidelines from other associations for review by board members.

Meeting place to continue to be Placer Sierra Bank until it is no longer available. Spoons has indicated that they will be able to allow the board to meeting there, pending no further problems with the county.

Newsletter articles are due no later than Friday, February 18, 2002. Newsletter to be out by end of February.

Meeting adjourned at 9:15 PM.



Hidden Lakes Estates  
Board of Directors Meeting  
September 20, 2001

Meeting called to order by President Ferol Kimble at 7:37 PM.

Quorum established by the presence of Mr. Kimble, Ms. Minkner and Ms. Vollmer, Ms. Neu, Mr. Bonnie and Mr. Babcock. Owners in attendance were Ray Marks, Mimi Cudzillo, Gary Schauer, Maynard Idleman and Jeff Threde. Cathi Barrett was present from Riverside Management.

Owner Forum:

Mr. Schauer, Ms. Cudzillo and Mr. Idleman expressed their concerns about the discussion in the neighborhood about a playground being erected in the Gina Lane park. They live on the lake and object to the park for several reasons. The Board of Directors advised them that NO PLANS have been submitted to the Board for review. These three homeowners specifically asked that they be notified if there will be further discussion on a playground.

Mr. Marks submitted landscaping and fencing plans for 7887 Jon Way to the Board for approval. The Architectural Committee had not reviewed the plans and asked that the Board review and decide on them. After a lengthy discussion and reviewing the plans carefully, Ms. Vollmer motioned to approve them. Mr. Babcock second, carried unanimously. Board of directors asked that management notify Mr. Hemen, Bauman, Cohen and Plemons of their decision to approve these plans.

Mr. Threde stated he needed an ACC form. Ms. Minkner offered to give him one.

Amendments to minutes of July meeting. Ms. Vollmer motion to approve as amended, second Mr. Bonnie, carried.

Committee Reports:

Social Committee: Ms. Vollmer stated that 220 dinners were on order for the party on Saturday, 10/22/01.

Lakes & Landscape Committee: Mr. Babcock wanted members of the Association to know that 6 weeks prior the Water Management company that maintains the lake, realized that the lake had "bloomed". There is a learning curve involved and Mr. Babcock is in close contact with Water Works. Letter to Lakes & Landscape C/O the board from Ms. Lyons regarding the duck droppings. Mr. Babcock will review the situation and see if there is another resolution. Currently the droppings are being picked up each Wednesday afternoon. Mr. Babcock working to resolve issue at Wright/Dinsmore stagnant pond area.

Architectural Committee: Letter from Ms. Austin: board asked that management send letter to Ms. Austin thanking her for her letter, however no plans submitted and landscaping not completed. Therefore fines will continue and board will not consider anything further regarding this situation until plans are submitted.

Security Committee: none

Budget Committee: none

New Business:

Motion by Ms. Vollmer to give Mr. Bonnie approval to have reserve study done for \$1200 or less. Second Ms. Neu, carried. Mr. Bonnie reminded the board that a reserve fund should be started as soon as possible (2002 budget).

Website is under construction. Ms. Vollmer to keep board apprised. Ms. Vollmer asked that website fee be prepaid.

Mr. Bonnie asked that management obtain information from ECHO and forward to him.

Ms. Vollmer to check with "Spoons" restaurant about future meeting place.

Management to advise board of members' attendance requirements.

Mr. Kimble advised board that he cannot attend December meeting.

Deadline for newsletter: 10/25/01.

Meeting adjourned at 9:45 PM.



PLACER COUNTY  
DEPARTMENT OF PUBLIC WORKS

March 20, 1997

Hidden Lakes Estates  
Homeowners Association  
Mr. Ferol Kimble, President  
P O Box 2034  
Granite Bay CA 95746

**Subject: Drainage through Hidden Lakes Estates - James Place, Hidden Lakes Drive and Douglas Blvd.**

Dear Mr. Kimble:

Thank you for your recent letter concerning the adequacy of the subject culverts and comments by Art Davidson of our department. As Mr. Davidson explained to Mr. Tom Brown, subdivision drainage facilities are generally designed to accommodate a 10 year storm. This criteria is considered to be a generally accepted standard. Consequently when we have a rare storm event as occurred in January and April 1995 and January of this year, the capacity of these systems are sometimes exceeded.

These events happen throughout the County, and unfortunately in many instances of structures or drainage ways in low lying areas, flood damage occurs. As you can well imagine, it would be cost prohibitive to design all culverts throughout the County to carry the occasional heavy rain falls. However, the County and private property owners should work to reduce potential flooding impacts.

In the case of Hidden Lake Estates we are looking at possible methods to carry storm water to its normal drainage channel on the south side of Douglas Blvd. without passing the water through the subdivision drainage system.

A partial solution may be to extend the berm along the south side of Douglas Blvd. approximately 75 feet to the east. This would intercept water flowing across Douglas Blvd. and carry the water west to the original drainage. Another possibility may be to improve the roadside drainage ditch at the southwest corner of the intersection of Douglas Blvd. and Park Vista Drive, which would accomplish the same goal.

An additional change your HOA could make to reduce some of the problems would be the construction of an additional drain pipe from your pond across West Hidden Lakes Drive. This pipe would reduce the likelihood of water overflowing that road and entering lots 2,3,&4 of your tract.

Hidden Lakes Estates  
Homeowners Association  
March 20, 1997  
Page 2

We will have our Road Department pursue the construction of the berm on Douglas Blvd. or improving the ditch at the intersection of Douglas Blvd. & Park Vista Drive. We will keep you informed as to any schedule for that work.

If the HOA choose to improve the drainage from the pond, an encroachment permit could be necessary from DPW. Art Davidson can assist you in obtaining that permit. Please contact him at (916) 889-7542, should you wish to improve that drainage.

Sincerely,

COUNTY OF PLACER  
DEPARTMENT OF PUBLIC WORKS  
JAN WITTER, DIRECTOR

  
WESLEY K. ZICKER, P.E.  
DEPUTY DIRECTOR

JW:WZ:WAD:lb  
Ref. 80-20

cc: Jim Williams, Supervisor District 4  
Art Davidson, DPW-Land Development  
Steve Kreeger, DPW-Road Dept.

**HIDDEN LAKES ESTATES HOMEOWNER'S ASSOCIATION**  
**MINUTES OF March 14, 1995 MEETING**

**A. CALL TO ORDER:**

The meeting was called to order at 7:40 PM by Secretary Marinell Walder at the Placer Savings Bank Community Bank.

**B. ROLL CALL:**

Attending: Board members Dan Daly, Don Kincheloe, Larry Guyer, Ferol Kimble, David Rippentrop, and Marinell Walder

**C. MINUTES:**

1. Agenda Adjustments: No agenda adjustments.
2. Approval of Previous Meeting Minutes: The minutes of the February 20, 1995 were reviewed and approved as amended.

**D. REPORTS:**

A. Presidents Report-David Rippentrop  
See New Business

B. Treasurer's Report-Larry Guyer

• Current Balances:

|                             |             |
|-----------------------------|-------------|
| 1st Commercial -Checking    | 4,154.22    |
| 1st Commercial-Savings (CD) | 5,290.44    |
| Placer Savings-Reserve Fund | 15,214.53   |
| Total:                      | \$24,659.19 |

- Certificate of Deposit is due for renewal. The Board approved renewal and to move it for a higher rate for one year.
- Larry Guyer to change Hot Line phone to a lesser service rate. *8? Savings?*
- 1995 Budget was presented. The budget was developed by using the 1994 budget and the actual cost of 1994 as a base. The total expenses for 1994 were \$36,123 and total income was \$39,336. Net income was \$3213.
- It was recommended by President Rippentrop to the Board to increase the welcoming Budget by \$200.00 to \$300.00 in order to increase community spirit.
- It was noted that the 1995 budget does not include late fees and the report is to include 1994 numbers.
- The Board approved the Budget as amended.

3. Lakes and Landscape-Don Kincheloe

- A quote for a concrete slab for garbage cans is to be procured. The trash pick-up problem at the picnic area may be resolved if the garbage men can get to it.

- Don is looking into the cost of a basket ball hoop for the park.
  - Gardeners are doing a good job as observed.
  - A bench at the front lake is broken. Don is getting a price for repair or replacement
  - The sand from the luminaries is a sanitary problem. The gardeners are being asked by Don to remove the affected material.
  - Due to erosion of the beach areas, Don is getting a price on having them graded and restored.
4. Architectural Committee-Dan Daly  
 Dan Daley made a verbal Proposal representing Mr. & Mrs. Everitt of 8493 E. Hidden Lakes to the Board for a shake roof. Dan stated that he informed the homeowner that they must get permits before the board could approve the project. The Board would review for approval once the permits were approved.
- |                           |   |                                |
|---------------------------|---|--------------------------------|
| 8532 Hidden Lakes Drive   | - | Trailer in driveway            |
| 8161 E Hidden Lakes Drive | - | Snowmobile trailer in driveway |
| 7881 E Hidden Lakes Drive | - | Car stored on driveway         |
| 7441 Gina Lane            | - | Trailer in driveway            |
5. Social Committee-Ferol Kimble
- Ferol presented letter prepared for the next newsletter. Volunteers are needed.
  - Easter Egg Hunt is to be April 15, 1995.
  - Steve Solis is making a cutout to advertise (Easter Egg Hunt.)
  - A \$35.00 deposit is needed for the Easter Bunny costume.]
- Dates for the Independence Day party were discussed. The Board decided on the last Saturday in June (June 24, 1995).
6. Security-Steve Wright  
 (Absent-report given by David Rippentrop) (Due to recent problems with break-in problems, the Neighborhood Watch program will be reactivated.)
7. MAC-Marinell Walder  
 The MAC discussed Franklin School problems, and had an update on the new Mexican Food restaurant delay due to financing.
8. Newsletter and Directory-Sheila Freidrich  
 See attached report.
9. Welcoming Committee-Betty James  
 See attached report.

**UNFINISHED BUSINESS:**

1. HLEHA Dinner-Board elected to cancel dinner until next year.

2. Drainage Problem/Conclusion-Marinell Walder wrote letter to Department of Public Works. The Department has responded but due to heavy flood damage overload have not been able to meet with us yet.

**E. NEW BUSINESS:**

1. Minutes due to Board Members within one week after Board Meeting.
2. 1995 Goals. President Rippentrop presented goals for 1995 to the Board. The Board approved them as written with the following addition:
  - 2.(e) Increase visibility at front entrance

**F. ANNOUNCEMENTS:**

1. Handouts of 1995 Goals.

**G. NEXT MEETING:**

April 11, 1995. Discussion of annexing Hidden Creek.

**H. ADJOURNMENT:**

The meeting was adjourned at 10:45 PM.

DON'T SAY IT—WRITE IT

To Marty Parker - Ch. Lakes and Landscaping Committee Location \_\_\_\_\_ Phone No. 791-198  
From Paul Johnson Location \_\_\_\_\_  
Subject Lake Seepage - Water Consumption - Costs Date 4-5-90

Seepage Losses

It has been known for some time that it has been necessary to add make-up water to the lakes in excess of that lost by evaporation. Last year the Board asked me to check the quantity of water lost due to seepage. This was done by measuring the drops in water levels in both lakes over a period of ten days in November, prior to the start of the fall rains, and correcting for evaporation losses by subtracting the water level drop in my swimming pool during the same period.

The drops in water levels, which were about the same in both lakes, averaged 2.25 inches over the ten-day period. Assuming a surface area of slightly over an acre for each lake or a total of 92,000 Ft.<sup>2</sup>, the ten-day 2.25 inch combined drop in levels extrapolates to the loss of about 51,750 ft<sup>3</sup> of water per month due to seepage. The monthly cost of this quantity of water at \$0.27 per unit of 100 ft.<sup>3</sup> is \$140.

Evaporation Losses

Evaporation losses, based on a midsummer drop in swimming pool water level of 0.25 inch per day, amount to 57,500 ft.<sup>3</sup> of water (575 units) at a cost of \$155 per month.

Irrigation Demand

Eight sprinkler circuits, each operating about 40 minutes per day, require approximately 480 units per month at a cost of \$130.

In addition to the cost of water lost due to seepage, there is also a cost due to loss of algaecide.

A treatment, SS-13, is mentioned in the newspaper item reproduced on page 4. I contacted several people in an attempt to obtain information about this product. J. Harlen Glenn, who heads a lake engineering firm of the same name in Orange, California, informed me that Bentonite clays can, under certain circumstances, be rejuvenated by treatment with soda ash (sodium carbonate) and presented this as a more conservative and less expensive treatment that could be tried before moving up to SS-13.

We have been told that our lakes were treated with Bentonite by the developer, but we have no proof. A U. of Cal. publication describing this material is enclosed. I have been unable to ascertain the extent of the original treatment of the lake bottoms, but I do know that severe disturbances of the bottoms of the lower lake and the connecting stream bed occurred as a consequence of the removal of a severe infestation of cat-tails. As the effectiveness of the soda ash treatment is contingent on an unbroken presence of suitable clays, its applicability for our purpose is questionable.



# DATA SHEET

## LAKES LEAKAGE TEST - DROPS IN LEVELS - LAKES AND SWIMMING POOL

Pump shut down 11/8/89 10 A.M.

| <u>DATE</u>                     | <u>TIME</u> | <u>UPPER LAKE</u>                 | <u>LOWER LAKE</u>                  | <u>POOL</u>                       |
|---------------------------------|-------------|-----------------------------------|------------------------------------|-----------------------------------|
| 11/12/89                        | 10 AM       | 1 <sup>7</sup> / <sub>16</sub> "  | 15 <sup>2</sup> / <sub>16</sub> "  | 3 <sup>11</sup> / <sub>16</sub> " |
| 11/13                           | 10:00 AM    | 1 <sup>8</sup> / <sub>16</sub> "  | 15 <sup>8</sup> / <sub>16</sub> "  | 3 <sup>11</sup> / <sub>16</sub> " |
| 11/14                           | 10:00 AM    | 1 <sup>11</sup> / <sub>16</sub> " | 15 <sup>12</sup> / <sub>16</sub> " | 3 <sup>11</sup> / <sub>16</sub> " |
| 11/15                           | 10:00 AM    | 1 <sup>14</sup> / <sub>16</sub> " | 16                                 | 3 <sup>12</sup> / <sub>16</sub> " |
| 11/16                           | 9:30 AM     | 2 <sup>3</sup> / <sub>16</sub> "  | 16 <sup>7</sup> / <sub>16</sub> "  | 3 <sup>12</sup> / <sub>16</sub> " |
| 11/17                           | 9:30 AM     | 2 <sup>5</sup> / <sub>16</sub> "  | 16 <sup>7</sup> / <sub>16</sub> "  | 3 <sup>12</sup> / <sub>16</sub> " |
| 11/18                           | 10:00 AM    | 2 <sup>8</sup> / <sub>16</sub> "  | 16 <sup>11</sup> / <sub>16</sub> " | 3 <sup>13</sup> / <sub>16</sub> " |
| 11/19                           | 10:00 AM    | 2 <sup>11</sup> / <sub>16</sub> " | 16 <sup>14</sup> / <sub>16</sub> " | 3 <sup>13</sup> / <sub>16</sub> " |
| 11/20                           | —           |                                   |                                    |                                   |
| 11/21                           | 10:00 AM    | 3 <sup>2</sup> / <sub>16</sub> "  | 17 <sup>6</sup> / <sub>16</sub> "  | 3 <sup>14</sup> / <sub>16</sub> " |
| 11/22                           | 2:30 PM     | 3 <sup>5</sup> / <sub>16</sub> "  | 17 <sup>10</sup> / <sub>16</sub> " | 3 <sup>14</sup> / <sub>16</sub> " |
| <b>TOTAL DROPS IN LEVELS</b>    |             | 2 <sup>6</sup> / <sub>16</sub> "  | 2 <sup>8</sup> / <sub>16</sub> "   | 3 <sup>1</sup> / <sub>16</sub> "  |
| Less evap. loss - Swimming Pool |             | 3 <sup>1</sup> / <sub>16</sub> "  | 3 <sup>1</sup> / <sub>16</sub> "   |                                   |
| Leakage loss - 10 days          |             | 2 <sup>3</sup> / <sub>16</sub> "  | 2 <sup>5</sup> / <sub>16</sub> "   |                                   |

Average drop in levels due to leakage over 10-day period = 2.25 in. = .225 in./day

Consider each lake to have a surface area of a little over one acre (43,560 ft<sup>2</sup>) or 46,000 ft<sup>2</sup>

San Juan Suburban Water Rate: Hidden Lakes is in a two-pump area for which the 1990 rate for a 1" meter is \$0.21 per unit of 100 ft<sup>3</sup> (plus \$10.99 minimum monthly service charge)

Swimming pool midsummer evaporation loss during a 21-day period 8/18 through 9/8/80 was 5.75". Average daily loss = 5.75"/21 days = 0.274 in./day

Maximum Water addition rate 2-9-90:

| <u>Meter Readings</u> | <u>Time</u> |
|-----------------------|-------------|
| 4615.24               | 11:40 AM    |
| 4614.05               | 11:10 AM    |

1.59 units / 30 min. = 3.18 units/hour = 76.32 units/day

Cost = 76 units x \$0.21 x 30 days = \$480/mo

pH of lake water = 8

## CALCULATION SHEET

46,000 ft<sup>2</sup> x 2 lakes = 92,000 ft<sup>2</sup> of surface area

### LEAKAGE LOSS

2.25" drop in levels in 10 days = 6.75" in 30 days

Water Volume = 92,000 ft<sup>2</sup> x  $\frac{6.75''}{12''/\text{ft.}}$  = 51,750 ft<sup>3</sup> = 518 UNITS

Cost = 518 units x \$0.27 = \$140

### EVAPORATION LOSS (MAXIMUM DURING MIDSUMMER)

Evaporation loss from Swimming pool during a 21 day period  
8/18 through 9/8/80 was 5.25 in. =  $\frac{5.25}{21} = .25 \text{ in./day}$

Monthly loss = 0.25 in./day x 30 days = 7.5"

Water Volume = 92,000 ft<sup>2</sup> x  $\frac{7.5 \text{ in.}}{12 \text{ in./ft.}}$  = 57,500 ft<sup>3</sup> = 575 units.

Cost = 575 units x \$0.27/unit = \$155.

### IRRIGATION VOLUME (MAXIMUM DURING MIDSUMMER)

8 sprinkler circuits each operating approximately 40 min/day = 320 min = 5.3 hours

Flow Rate = Approx 3 units/hr.

Water Volume = 5 hours x 3 units/hour x 30 days = 450 units/mo.

Cost = 450 units x \$0.29/unit = \$130

FOLSOM LAKE ASPHALT

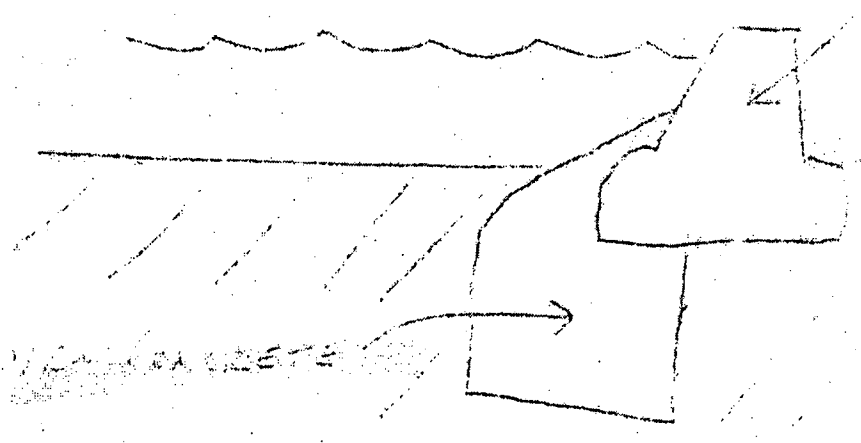
License #374831 B, C-32
P.O. Box 2026
Roseville, CA 95746
(916) 791-2800

PROPOSAL SUBMITTED TO, PHONE, DATE, STREET, JOB NAME, CITY, STATE AND ZIP CODE, JOB LOCATION, ARCHITECT, DATE OF PLANS, JOB PHONE

We hereby submit specifications and estimates for:

REPAIR WATER OUT OF DAMPER POINT
IN ORDER TO ALLOW BACKHOE WORK ON DAM.
2 DEEP TRENCH ON WET SIDE OF DAM AND
FILL WITH NEW CONCRETE.

EXISTING DAM
DAM



We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Payment to be made as follows:

dollars (\$ 2500 )

Folsom Lake Asphalt's normal terms are 50% down in cash, balance due upon delivery. An account shall be considered past due if unpaid 30 days after above DUE DATE. A late charge of 2% per month will be added to all past due accounts. In the event it becomes advisable or necessary to pursue legal action or otherwise seek legal assistance for collection of any account or any other matter, the client (customer) shall be responsible and liable for attorney's fees and costs incurred by Folsom Lake Asphalt.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

Signature

Signature

Hidden Lakes Estates  
Homeowners Association



**NEWSLETTER**  
\*\*\*\*\*  
**JUNE 1982**

\* please let the petitioner  
\* know your interest in cable.

\* \* \* \* \*



\* Treasurers notes

\* We have \$2,400 outstanding  
\* in dues. A new policy will  
\* begin with the next billing  
\* when Haney Accountants begins  
\* delinquent account processing.  
\* A \$10 late fee will be charged  
\* by Haney to each homeowner who  
\* does not pay within 30 days of  
\* billing. The association will  
\* receive 8% interest as allowed  
\* by the CC & R's.

\* On August 1, all lots owing  
\* \$100 or more will automatically  
\* be liened. Haney charges \$50 to  
\* the homeowner for this service.

\* \* \* \* \*

\* Mosquitos and drains...

\* Some homeowners have been  
\* concerned about the mosquito  
\* problem. The board has discovered  
\* that Placer County has no  
\* mosquito abatement program and  
\* that local pest control busi-  
\* nesses do not provide that  
\* service. If you know of a co-  
\* mpany that does call one of the  
\* board members.

\* On the matter of drains, the  
\* county said they are willing to  
\* clean drains and culverts within  
\* county easments, but require  
\* permission from the homeowner  
\* to have equipment briefly on  
\* their property. Those who  
\* require this service should call  
\* the county's public works dept.

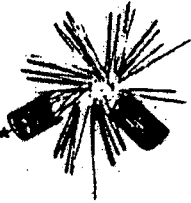
and good neighbors  
like to continue  
cooperation with  
understandings of  
complete info  
encourage you to  
general meetings  
us anytime you h  
or questions abo  
ation.

\* \* \*

NO-PARKING signs

The last few w  
we have had a pr  
people outside t  
ment parking in  
walking to the p  
itself does not  
however, many of  
are leaving tras  
personal propert  
threatening resi  
county has been  
their suggestion  
no parking signs  
8 a.m. to 8 p.m.  
allow homeowners  
in the evening.  
the signs can be  
200-300 feet apa  
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# JOIN IN THE FU



## 3rd annual ice cream social

On July 4th, Hidden Lakes will have its third annual ice cream social. The day will include baseball, a decorated bicycle parade, games and a bar-b-que.

Tickets will be one dollar per person. A neighborhood hostess will contact you with additional details.

If you would like to volunteer to help out in some way contact Nancy Anderson at 791-7785.

\*\*\*\*\*

## Cable TV

If you missed the last general meeting, you missed an informative session with Dean Henderson from Coast Side Cable (who has the franchise for our area). They will establish cable in our area if there is enough interest. Coast Side offers a wide variety of services including Bay Area stations HBO, Show Time, sports, news, etc. Their company requires a minimum of 45 subscribers per mile. Our neighborhood has 80 lots per mile. When asked about the parking petition

## Statement of pol ...CC & R violat

This issue con newsletters and pleasant task fo of Directors. Th like to describe on violations to understanding an neighborly resol problems.

The board take CC & R violation visible from the offending homeow a letter request These violations trucks, trailers ers, motor homes vehicles, trash storage areas wh screened from vi

The board does of what associat in their home. W that someone has too many animals We act on this t tion only if we plaint.

Last year, 13 letters were sen neighbors compli two chronic offe soon be receivin our attorney, Ch

We have a good

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The county was contacted re-  
garding STOP signs in our de-  
velopment. The county said that  
they do not put stop signs in  
a development such as ours as  
most of the offenders are home-  
owners. Please keep in mind  
that there are many young child-  
ren who do not always look before  
crossing and that there are  
many young bike riders. KEEP YOUR  
SPEED AT 25.

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Supervisors and  
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members.

Landscaping...

As you can see the land-  
scaping is being completed in  
our common area. Additional  
grass areas have been added  
and the lake areas have been  
re-seeded.

The attractive split rail  
fence should add to the privacy  
of our park and help deter out-  
siders. We can all be proud of  
our park and lakes at this  
point. They look great!

\*\*\*\*\*

Exercise in the park

Everyone is welcome to join  
'Jackiesexercise' in the park

\*\*\*\*\*

Hidden Lakes Lunch Bunch

The Lakies Lunch Bunch would  
like to invite all women in  
Hidden Lakes to a potluck on  
June 16th in the Gina Lane  
Park from 11:30 a.m. to 2:30  
p.m. Make your favorite recipe  
to serve six and bring a place  
setting. R.S.V.P. Maureen,  
791-7489 or Helen, 791-3081.

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# N ON THE 4TH



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## Volleyball

Unfortunately our popular weekly volleyball nights will be delayed this year. We should be able to play on our new grass court by mid-July. So, spikers get ready!

Thank you...\*\*\*\*\*

The architectural committee thanks the homeowners who have submitted their plans for structural improvements. All recent requests have been approved.

\*\*\*\*\*

## Amendments to the CC & R's

Two amendments are being proposed:  
1) to get tax exempt status-which will save the association \$240 a year in taxes.  
2) to allow recovery of attorney fees and court costs for dealing with CC & R violations.

Amendments require a majority vote of lot owners. Ballots will be prepared soon.

\*\*\*\*\*

## Roster....

Our new association roster is being handed out with this newsletter.

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25 miles per hour..





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CASE TITLE: *Wood v. Hidden Lakes Estates Homeowners Association, et al.*

COURT/CASE NO: Placer County Superior Court, Case No. SCV 16896

**PROOF OF SERVICE**

I am employed in the County of Sacramento; my business address is 2267 Lava Ridge Court, Suite 210, Roseville, California. I am over the age of 18 years and not a party to the foregoing action.

On May 3, 2005, I served the following documents:

**DECLARATION OF TONY WOOD IN SUPPORT OF PLAINTIFFS' OPPOSITION TO DEFENDANTS' MOTION FOR SUMMARY JUDGMENT**

**by mail** on the following party(ies) in said action, in accordance with Code of Civil Procedure § 1013a(3), by placing a true copy thereof enclosed in a sealed envelope in a designated area for outgoing mail, addressed as set forth below. At Millstone Peterson & Watts, LLP, mail placed in that designated area is given the correct amount of postage and is deposited that same day, in the ordinary course of business, in a United States mailbox in the City of Roseville, California.

**by personally delivering** a true copy thereof, in accordance with Code of Civil Procedure § 1011, to the person(s) and at the address(es) set forth below.

**by overnight delivery** on the following party(ies) in said action, in accordance with Code of Civil Procedure § 1013(c), by placing a true copy thereof enclosed in a sealed envelope, with delivery fees paid or provided for, and delivering that envelope to an overnight express service carrier as defined in Code of Civil Procedure § 1013(c).

**by facsimile transmission**, in accordance with Code of Civil Procedure § 1013(e), to the following party(ies) at the facsimile number(s) indicated.

David F. Beach, Esq.  
John J. Fritsch, Esq.  
Law Offices of David F. Beach, P.C.  
100 Stony Point Road, Suite 185  
Santa Rosa, CA 95401  
Fax: 707-547-1694

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on May 3, 2005, at Roseville, California.

15/  
LAURA PEDERSEN