

Bridle Path HOA Minutes

Monday, December 21, 2009 – Simi Valley Town Center

Attending:

Cathy Albertson, Marcy Myers, Lee Murray, Stephanie Bennett
GM Management

Meeting called to order at – 7:10 p.m.

Presidents Summary –

Meeting Rules – were given by Greg from GM Management

Review of Approvals by email – given by Stephanie Bennett

Approval of Ted Martens revised estimate for \$750 for general election – Any special demands or circumstances, additional charges will incur.

Approval of December Newsletter – Ted Martens approved and GM printed and mailed.

Approval of Ballot to be written and distributed by GM/with Ted Marten's ok.

Approval of changing the General Election Meeting date to January 18, 2010
Simi Town Center was not available for the 19th – and GM would not be available on that date either – Date has been changed and was published in the Dec. newsletter.

At the November Board meeting a motion to review prices of coupon books for dues payments was made – Review of estimates took place and approval of the purchase of printing and coupon payment books to be distributed for 2010 was made.

It was discussed whether we would send out another paper version of the newsletter to give homeowners more notification of where/how to get a paper version if they so desired and we announced once again how to sign-up on the website for the email news. It was unanimously decided that we would mail one

more paper version and then go green with the email news when the coupon payment booklets have been mailed out.

President Bennett stated that the “Green Sheet” letter that was mailed out to the homeowner’s was not sent from the Board – and that the follow-up letter from the opposing side that was soon after mailed out was also not sent by the board. That these types of insulting letters need to stop – this makes people outside of our HOA have a bad view of the Bridle Path.

Stephanie Read an email that was sent to The Board by the City Manager just prior to the meeting in regards to the CUP process and new hearing date. A copy will be available for anyone who requests it.

Review – of Legal Issues concerning the General Meeting/Elections - Discussion of Drain issue, one party has still failed to return a signed settlement agreement and we will therefore seek a judgment from the court.

Secretary's report -

Approval of November Minutes – Motion to waive the reading of the minutes and to approve once they are finished via email. Motion passed.

Website Report – re-design in process

Newsletter Report – as mentioned previously the newsletter version will not start until the coupon payment booklets have been distributed. Discussed that when signing up for the email news you have the ability to check for the what you want sent – newsletter, pertinent information, community items etc. It also has opt in- opt out option.

Architectural - Report had three approvals – question was made by a homeowner about artificial grass on parkway *was it approved and where is it located? They were told of the two “test” locations. They were told that those locations would be given the final approval after this year’s test passed. – However in order to get approval you must submit samples – and have them ok’d prior to installation – because some brands are not acceptable.

Treasurers Report - Given by GM – Daran was not able to attend meeting
November Financial report – actual income up because of the billings that were done for violations and those monies that came in from them.

Discussion of Liens – that the costs of attorney’s fees are charged back to the homeowners – we have several that are seriously overdue – 1 year delinquent of \$1,800.00. A motion was made to send out a letter via the attorney to start the collection, the following owner #'s 187, 210, 239, 302, 315, 373, 422, 451, 493. – Motion Passed.

Raising the late payment fee was discussed – however, it was decided that Greg would to look in CC&R’s and come back to this.

The 2010 Budget has been proposed – and we will review again – and we can move on with the budget. Reserves – No decrease in Arenas. Creek bed – reviewed while there is no nesting – this will occur within the next several weeks – Marcy – will like to stay at the same amount for the Arena’s – especially with the work needed in the other arenas – Sunnydale in particular. Adjustments need to be reviewed and meet with Daran so this can be finalized – A Motion was made to table was made and Motion Passed.

Landscaping Report – Once a month – tree maintenance day – Two pine trees were removed for disease and danger factor to those in the area – and a water pipe repaired from damage from roots near the faucet area. Parkway enhancements and grass to be reseeding was discussed.

CC&R Report - CC&Rs suspended during Christmas with the lights and decorations hiding most items and too difficult to do.

Rules & Regulations – move to postpone until further – investigations can be done. And look back into the CC&R’s and make sure there are no common issue problems – resubmit after clarification – if we want to do by email – additions of the trash cans. Review input from the community and wants to take into consideration all of them. Cathy moved – Marcy seconded – unanimously – passed.

Holiday Lights Contest Winners –
Announcement was made of winners and these winners will be posted in the newsletter.

Donated items – were wonderful – please patron these businesses that donated and thanks to the Simi Valley Fire Department for judging. List to be posted on website.

Mountain Park – Don – oak tree fell over from the Challenger Park side blocking the Bridle Path and damaging fence – The city was quick to remove the tree when they were notified – they will also be repairing the fence at their expense.

Events – Jennifer – not present – The Christmas Parade was mentioned and how great it was.

Arena Committee Report – Sand was added to jumping arena – just before the rain – middle arena is getting new base – and fix – might run into the beginning of January for completion. It has been postponed because of the rains. The tractor work is every week – tried every other and it was not working correctly. Using two different services and they have different equipment so we can choose which is better for each arena.

New Business – no new business

OPEN FLOOR - opened at 8:08 p.m.

8:20 p.m. Adjournment of General Meeting/ Excused members – with the exception of those (if any) that have asked to go before board concerning CC&R fines.

Go to Executive Session at 8:30