

Minutes for February 16<sup>th</sup>, 2009 Meeting – Coco's Restaurant Simi

Call Meeting to Order – 7:16 p.m.

Introduction of 2009 Board -

Secretary/Asst. Secretary Report – Approval of December 2008 Minutes read – Motion to approve motion passed.

Reading of Meeting Guidelines

Please be aware we are following meeting guidelines at all Bridle Path HOA Board Meetings.

We have a limited time allotment for the use of the facilities - therefore we want the meetings to run smoothly and allow everyone a change to listen and participate.

With that said, please turn your cell phones to vibrate. If you need to take a call please step outside of the meeting area.

Please keep talking amongst yourselves to a minimum. Any disruptive behavior will lead to you being asked to leave.

When an individual has the floor please refrain from interrupting while they are speaking. This will allow everyone to have his/her say and allow the rebuttal to be heard as well.

If you have a sensitive matter for the board, please let us know and we can schedule you a time during the executive session as deemed necessary.

Treasurer's Report – Lori Mitchell – – Arena Maintenance \$2955.00 current New contract for insurance companies – raised fidelity bond to 400,000 limit – saved \$700. Legal budget last fiscal year was 7,000 as of January 29,025.23 was spent. Explanation of Reserve Funds – and Budget. L. Mitchell went over budget explanation. Handouts were given.

Landscaping Report – Lori Mitchell – Meeting about common areas – landscape – made tour of area and how repairs are done – and the addition of common areas – that they were not sure of. Repairs and improvement have been made, however, there were several common areas that were not being maintained (most on Mellow) have caught up with most this past week. We have a lot of homes that are not keeping up with the drains and the cleaning of the drains. Received ideas of how the bridle path needs to get sloped in order to stop the improper drain off – and how to place the sandbags and a different type of bags that will allow the proper drainage.

CC&R Report – Lee Murray – 18 notices sent and 1 letter of violation of both architectural and CC& R's, 1 removal of violation fine, 1 violation stay while improvement is being made. If you are interested in serving on the CC&R Committee please let me know after the meeting – I do have some names already and will be setting up a meeting in the next few weeks. It was brought up that the phones were not working – and that we need to give out numbers – we have said that it is in progress – and that the emails are working and the way for contact. H – overlay burros, donkeys, horses, mules and ponies - L- overlay – burros, donkeys, horses, mules, columbineformes (pigeons and doves), ducks, goats llamas mules, ponies and rabbits. -

Arena Committee Report – Tom Martin – standing in for Jackie Morley – tractoring is postponed because of the rains – main goals to provide safe areas to participate in riding and training – 9 arenas – are available in the bridle path. First Meeting is 24<sup>th</sup> of February – 1735 Rambling Road – 7:30 p.m. (add to website) – open to advice and ideas. Meeting with Fish and Game on Tuesday – for proper clean out and drainage for the paths and arenas. The driving in and out of the First Street Arenas – knocked it off – and several damaged that gate. There was white paint on the post – there was no damage on their vehicles – so we have eliminated the landscaper. Putting in a ballard – that divides the section in 4 foot sections – and locks – and this will prevent the entrance and exit from the arenas.

Mountain Park Report - Daran Paone – standing in for Don Paone – Fish & Game – coordination with Fire Department – free instead of \$6,000.00 only if they are able to complete in their time allotted. Proposed new trail – with budget to follow - Lunch provided.

Architectural Committee Report – Submitted by Michael Kress – who cannot be here tonight due to work schedule conflict. – Roof Repair, Tree Removal, Remodel Plan, Trim and Paint colors. -

Events Committee Report – tentative calendar coming

Website/Newsletter – Lee Murray – in process

Open Floor (3 minutes each homeowner) –

Open forum – 1<sup>st</sup> home owners with information about – hens and the city –

A home owner – Questions of things – uphold - raising the monthly dues or budgets – notice of assessment - no notice – private emergency meeting (was not an emergency meeting/was an executive session) and adopted a new budget – asking to delay dues increase to next year. Reschedule budget meeting - Read from email provided\*– Table this – respond in writing to you and publish/read response – after investigating completely - \*email available upon request

A home owner – Proponent of the CC&R's – how often – how to you fine etc.

A home owner – Concerns two fold – attitude of residents – wants a time line in regards to CUP turning over Cow issue to Bridle Path

A home owner – Architectural Committee – questions – with items that were previously in progress from the last board.

A home owner – about how we came up with the dues increase – Why? How? Please explain how you came up with the new budget – Treasurer responded with: This has been discussed in Newsletters from October through December - Breakdown to be posted in next newsletter.

A home owner – Suggest lowering the increase – concern with trainers – do not live in Bridle Path – general comment about card keys – (issues on boarders/trainers)

A homeowner – Couple of issues – executive session – what justification for emergency meeting – fiduciary means – to enforce – CUP – board has the responsibility to uphold.

A homeowner – Wrote 2 letters – exactly the same of the violations of the dues increase and budget – civil code – looks like we did not do that following proper CC&R guidelines. Again VP will look into this and will post a response on the website after investigations. Feels that property values affected by Cows and is opposed to them.

A home owner – Trees needed to be trimmed – going down Rambling and Mellow – most of the trees are the responsibility of the homeowner when in the parkway with exception of common area – ask for landscaping help and he will help. Phone line still active – according to Jim P. Information sent to Michael Anatole. After the election meeting – the budget was prepared – a few days later – emailed – that you need an open meeting. That is why we had the emergency session – presented by the previous treasurer – that worked with us – and it was done – the year before.

A home owner – Answered questions on the dead oak tree – which she wanted to speak about – motorcycles at wildcat ridge – gate 6 – questions gate 7. Motorcycles are coming from Wild Cat and China Flats.

A home owner – Questions regarding the dues and the lack of representation at the CUP and question on the L overlay.

A home owner - two things two paragraphs read and copies given to each Board Member (copies can be requested from the board if you wish to read them) – was at the December 15<sup>th</sup> meeting – in which former board treasurer brought up the budget and proposed increase of dues – showed the budget and that we were short – the board turned it down – then the board had the secret meeting – (it was pointed out this was not a secret meeting but an emergency meeting – because of circumstances) – ask for a smaller increase in dues. – Saw the goals for this year – to enforce the rules and CC&R's wants Board to uphold their promises

New Business – Appointment of New Secretary – Pres. S. Bennett Motioned, Vice President M. Anatole seconded - appointment as official secretary – all in favor aye- all opposed none - motion carried. , Gate Repair at Gate 1 – First Street was discussed. And three bids will be received before making a decision whether or not to go with the Gate Maintenance Company. Motion to fund the permit for the creek bed clearing - made by President S. Bennett – 2<sup>nd</sup> – made by V President M. Anatole – all in favor ayes– unanimous, Motion Carried.

Adjournment of General Session – closing of Restaurant.

***\*\*Minutes were previously posted including homeowners names – this was in error and has been corrected.***