

Bridle Path HOA Minutes

Monday, November 16, 2009 – Simi Valley Town Center

Attending:

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

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

Presidents Summary –

Introductions

Review of Approvals by email – given by Stephanie Bennett

- 1) Approval of November newsletter package that just went out in mail.
- 2) Approval to payoff Attorney Steve Garber's bill at the discounted rate for full payment.
- 3) Approval of mid-month 2nd and 3rd violation CC&R notices.

Review – of Legal Issues

Drain lawsuit has been settled. Awaiting the signature of one homeowner. Homeowner is bound by agreement made in court. Once the signature has been turned in we can proceed with the gathering of estimates for the repair.

ABM vs. BPHOA – mediation to be scheduled soon.

Apodaca vs BPHOA – on going.

Payment made to Steve Garber in full. All legal records are being transferred to Shapiro. Once record transfer is complete Shapiro will move forward on the licensing agreements and failure to make payments. Shapiro was asked to give an estimate in rewriting of the Election portion of the CC&R's. Once this is done we will vote by email.

2010 Election/Ballots/Nomination forms due December 4th. Shapiro firm will handle the review of the proper writing of the documents.

GM REPORT

Meeting Rules: Greg will monitor interruptions – all questions must wait until open session.

Secretary's Report: Motion to approve October minutes. Motion Passed.
Newsletter/ Website Report – lee is in training and has a test site working to make transition. No newsletter report

Treasurer's Report – Motion to Approve. Motion Passed.

A discussion of the Reserve Plan for 2010 – Sunnydale, Azure Hills fence replacement, Re-landscaping and sprinkler replacement, storm drain and culvert repair, Arena leveling and reconditioning of jumping arena and Arena. Mountain Park – reconditioning of trails in the mountains, creek bed clean-up and storm drain repair.

Discuss 2010 Budget

Revision of the CC&R's legal fees will have to be absorbed by budget we may have to do this in small parts, more discussion needed.

Short discussion of the assessment that was mailed with the November statement.

Landscape Report – fungicide that was to be used by StayGreen for the First Street Area Ivy was verified to be animal safe.

CC&R Report - Committee report – proposed rules and regulations – vote on in December after distribution in December Newsletter – had received homeowner responses will be modifying proposed list.

Holiday Lights Contest discussed, sponsors are already in-line.

Mountain Park - n/a

Architectural – report on file

Events – n/a

Arena Committee – update on on-going work

New Business – n/a

OPEN FLOOR

8:25 Motion to adjourn General Meeting – motion passed.