

Final

Minutes

Annual Membership Meeting

Bridle Path Homeowners Association

January 17, 2006, 8:00 PM

Hillside Middle School Cafeteria, 2222 Fitzgerald Rd.

Minutes recorded by Ken Nies.

1. Call to Order

- a. Board President Tom Stanley called the meeting to order at 8:20 PM.
- b. Board Members present: Tom Stanley, Ken Nies, Jackie Morley, Jeri Miller, Daryl Henzlik
- c. HOA Legal Council Jeff Beaumont was introduced and spoke to members regarding Election procedures.

2. Approval of Minutes

- a. The Minutes of the January 17, 2005 Annual Meeting (authored by Michael Kress) were read by Ken Nies, Secretary. An error in Item 2a was noticed by the membership. The previously years minutes should be 2004 vs. 2005.
- b. Jeri Miller moved, seconded by Tom Stanley, to approve the minutes with the correction as noted. The motion passed unanimously.

3. Treasurers Report

- a. Jeri Miller, Treasurer briefly spoke regarding the 2005 Financial Statement. There was a loss of \$58K, plus \$56K (act of god) due to storm damage for a total loss of \$114K.

4. Architectural Report

- a. Tom Stanley, Architectural Chair, introduced committee members Don Pepiot and Les Wilcox. Tom stated the committee approved 140 projects in 2005.

5. Mountain Park / Security Report

- a. Daryl Henzlik, Mountain Park / Security Chair, talked about the recent Fires in the Mountain Park.

6. CC&R Committee Report

- a. Jeri Miller, CC&R Committee Chair, provided a brief overview. Jeri has been involved since June.

7. Arena & Trails / Events Committee Report

- a. Nancy Reeves, Committee Chair, provided an overview of various projects and events the past year. Various projects included, Installing new trail maps, Bridle Path work, Sunnysdale Arena leveled and irrigation installed. Nancy introduced committee members.

8. CC&R Update Committee Report

- a. Lynn Womack, Committee Chair, provided a brief overview of the CC&R Update status. Lynn asked all committee members to stand. Lynn announced a "Town Hall" meeting on February 21, 2006 to discuss the Proposed Updated CC&Rs.

9. Capital Improvements Report

- a. Jeri Miller, Chair, discussed various Improvements and Landscape Maintenance.
 - i. Irrigation - \$5500, Harrow - \$300
 - ii. Azure Hills landscape replanting, at the request of the City - \$17,300
 - iii. Expanded Brush Clearance, Sunnysdale, Azure - \$16,000
 - iv. Vandalism on Sunnysdale - \$4500

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- v. Concrete swales would require future maintenance.

10. Election of Directors

- a. HOA Legal Council Jeff Beaumont, reviewed the election process and commented about SB61, in an effort to prevent fraud, will become effective July 1, 2006, changing the future election process.
- b. Frances O'Neill of O'Neill and Associates, verified having a quorum, represented by more than 400 households (in person or by proxy).
- c. Open Nominations (moderated by Jeff Beaumont)
- d. Self Nomination by Slate Letter:
 - i. Jim Pantaleo
 - ii. Ken Nies
 - iii. Jackie Morley
 - iv. Esther Mead
 - v. Leslie Bergquist
- e. Les Wilcox Nominated:
 - i. Tom Stanley (Declined)
 - ii. Juli Weltsch
 - iii. Michael Kress
- f. Michael Anatole Nominated:
 - i. Allen Suderman
- g. Randy (?) Miller Nominated:
 - i. Daran Paone
 - ii. Daryl Henzlik (Declined)
- h. Nominations were closed
- i. Candidate Statements
 - i. All 9 Candidates presented a 2 minute statement
- j. Audience Question and Answers
 - i. Les Wilcox asked Ken Nies if he wanted Cows in the Mountain Park. Ken said no.
 - ii. Kathy Herbert asked Michael Kress regarding the CC&R updates.
 - iii. John Nantroup asked Juli Weltsch regarding proposed CC&R changes.
 - iv. Lynn Slosson asked what proposed CC&R changes are required by law.

11. Call for Vote

- a. A call for vote was made at 10:15 PM

12. Adjournment

The meeting adjourned at 10:15 PM.

Secretary, BPHOA, 2006

Date