

MINUTES OF THE
BRIDLE PATH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS ORGANIZATIONAL MEETING
22 January, 2006

The meeting was called to order at 7:10pm at J. Pantaleo's house at 1777 Rambling Rd. As this was an organizational meeting as provided for in the bylaws, no formal notice of the meeting was provided to homeowners.

Board Members present: Leslie Bergquist, Michael Kress, Ken Nies, Jim Pantaleo, and Juli Weltsch.

1. Election of Officers

- a. Floor was opened to nominations of officers.
 1. J. Weltsch nominated L. Bergquist as Treasurer. Motion was seconded by J. Pantaleo. Motion carried on a unanimous voice vote
 2. J. Weltsch nominated J. Pantaleo as President. Motion was seconded by K. Nies. Motion carried on a unanimous voice vote.
 3. J. Weltsch nominated M. Kress as Secretary. Motion was seconded by J. Pantaleo. Motion carried on a unanimous voice vote.
 4. J. Pantaleo nominated J. Weltsch as Assistant Secretary. Motion was seconded by L. Bergquist. Motion carried on a unanimous voice vote.
 5. J. Pantaleo nominated K. Nies as Vice President. Motion was seconded by J. Weltsch. Motion carried on a unanimous voice vote.

2. Directors' Open Floor

- a. Floor was opened to discussion of board activities and interests.
 1. M. Kress discussed the Web Site and newsletter. Lee Murray will continue to do both for now. We will try to get a newsletter with new Board positions and committees out in the Feb. 1st mailing.
 2. J. Weltsch discussed her ongoing efforts to develop a protocol for maintaining the Mountain Park. Protocol would establish guidance for this and future boards.
 3. L. Bergquist discussed obtaining all paperwork associated with current contracts and evaluating necessary back-up paperwork for contractors.
 4. K. Nies discussed establishing Rules and Regulations, homeowner's manual, revisiting Reserve Studies and establishing Scope of Work for current vendors.
 5. J. Pantaleo discussed being fiscally responsible and providing more information to the homeowners.

3. Committees and Collateral Duties

- b. Collateral duties and Committee responsibilities were assigned as follows:

J. Pantaleo: Landscape/Bridle Path
J. Weltsch: Mountain Park/Trails and CCR'S
L. Bergquist; Financial
M. Kress: Website/Newsletter
K. Nies: Architectural/Website

4. Signature Cards

- a. J. Pantaleo instructed L. Bergquist to advise O'Neill and Associates of the new Director positions and to start the paperwork necessary for signature cards at the bank.

5. Next Meeting

- a. The Board was instructed to gather information from the outgoing Board of Directors and put together suggestions for committee members to be discussed at a meeting, yet to be determined, to bring all new Directors up to speed prior to the regular meeting on February 13th.

6. Adjournment

- a. The meeting was adjourned by unanimous consent at 10 pm.

Respectfully submitted,

Michael J. Kress
Secretary, Bridle Path Homeowners Association

Date