

Minutes of the  
Bridle Path Homeowners Association  
Board of Directors Meeting  
February 13, 2006

- 1) CALL TO ORDER
  - a) J. Pantaleo called the meeting to order at 6:32 p.m.
  - b) Board Members present: Jim Pantaleo, Ken Nies, Leslie Bergquist and Juli Weltsch. Also in attendance: Fran O'Neill, O'Neill and Assoc; and Connie Wilson, Harold Jones Landscaping
  
- 2) INTRODUCTION
  - a) J. Pantaleo welcomed homeowners that were present and & passed around sign in sheet for homeowners to sign.
  - b) J. Pantaleo introduced new board members and announced their positions.
  - c) J. Pantaleo thanked the prior board.
  - d) J. Pantaleo announced and explained the new protocol for Open Floor. Homeowners that wish to address the board should so note on the sign-in sheet.
  
- 3) APPROVAL OF MINUTES
  - a) L. Bergquist moved to waive reading of the minutes from Jan. 9, 2006 board meeting, J. Pantaleo seconded, motion carried with a unanimous vote. Board made one correction to minutes from Jan. 9 2006.
  - b) L. Bergquist moved to approve minutes, J. Pantaleo seconded. motion carried with a unanimous vote.
  - c) L. Bergquist moved to waive reading of the minutes from Jan. 22, 2006 board meeting, J. Pantaleo seconded, motion carried with a unanimous vote.
  - d) L. Bergquist moved to approve minutes, J. Pantaleo seconded, and motion carried with a unanimous vote.
  
- 4) 2006 BOARD OF DIRECTORS PROTOCOL: J. Pantaleo discussed the 2006 Board of Directors Protocol.
  - a) J. Pantaleo stated that the HOA phone line is now installed at his house with voice mail (805-522-0613) and J. Pantaleo will email messages to appropriate board member.
  - b) J. Pantaleo asked homeowners present at the meeting to email board@bp-hoa.org and asked K. Nies to split out emails to the appropriate Board Member who should respond with a copy to the board. J. Pantaleo also stated that unless it's a black & white issue, the appropriate response should be: "Thanks for emailing us and we'll discuss it at the next board meeting and get back to you and please attend the meeting if you can"
  - c) J. Pantaleo stated that the board members will not vote by email but may vote by conference call from time to time.
  - d) J. Pantaleo asked that the minutes be submitted to the board three days before the board meeting so we can change/or correct and agree on minutes prior to the meeting.
  - e) J. Pantaleo asked F. O' Neill to submit financials via email three days prior to mtg. F. O'Neill stated she typically doesn't get the bank statement in time to do that. L. Bergquist and F. O'Neill will discuss and work out a way to submit financial info to board on a timely basis and will also work on a 12 month projected budget system, so the board can see actual expenses versus projected costs on a monthly basis.
  - f) J. Pantaleo suggested we discuss the newsletter approval at next board meeting when M. Kress will be in attendance.

- g) J. Pantaleo suggested we discuss website posting approval at the next board meeting when M. Kress will be in attendance.
- h) J. Pantaleo stated that we will continue to have a board meeting on second Monday of every month at First Street Family Restaurant. In addition the board members agreed by unanimous consent to hold a second meeting on the fourth Wednesday of every month at J. Pantaleo's house at 1777 Rambling Road. .

#### 5) TREASURER'S REPORT

- a) F. O'Neill passed out documents to appropriate board members and Financial Status to all board members and asked the board to authorize the transfer of \$4000.00 to the BPHOA checking account to cover immediate expenses. L. Bergquist moved to transfer \$4000.00 from a money market account to the checking account. J. Pantaleo seconded and motion carried with a unanimous vote.
- b) F. O'Neill passed signature Cards and checks to be signed to L. Bergquist. Discussed who should sign signatures cards and Board members signed appropriate documents. L. Bergquist and K. Nies signed checks. L. Bergquist obtained names, addresses, and social security numbers, etc., from board members that were present to set up bank records
- c) L. Bergquist also asked if there are certificates of Insurance on file somewhere. F. O'Neill stated that those files are at her office.
- d) L. Bergquist asked F. O'Neill if there are current contracts in place for Licenses (business & contractor), Workers Comp, and Insurance and suggested we have an annual contractual renewal in writing.
- e) L. Bergquist and F. O'Neill will work together to collect proper documentation so nothing falls through the cracks. F. O'Neill stated that they collect mail from the BPHOA PO Box every day and agreed to forward any architectural mail to K. Neis. L. Bergquist stated that she will not need keys to PO Box since F. O'Neill checks it every day.

#### 6) LANDSCAPING AND BRIDLE PATH REPORT (w/ committee input)

- a) J. Pantaleo stated that he will be responsible for the Landscaping Committee and that he had a meeting with Connie and Pat on 2/11/2006 and drove the neighborhood to look at the scope of the work which (will dovetail with CC & R Committee work). One of the things J. Pantaleo and Connie will work on together is to create detailed manual outlining scope of work, i.e., for what areas are owned by homeowners and what are owned by BPHOA, who waters it, where equipment, etc is.
- b) Discussion ensued regarding a new gate installed at 1427 Rambling Road with architectural approval but they destroyed the common area plantings in the process. K. Nies will get more information and come back to the board. J. Weltsch will issue a CC & R violation if appropriate.
- c) A Homeowner reported there are pine trees at Gallup Ct. and Sunnydale that are sick. Connie stated that they treated three trees with "Bark Beetle" injections on Sunnydale and Prance and have had great success so far.
- d) J. Pantaleo and Daryl Henzlik will work together on Plot Plan map for Bridle Path.

#### 7) CC&R'S REPORT (w/ committee input)

- a) J. Weltsch stated that she needs updated architectural information before making CC & R rounds. The board suggested she contact Tom Stanley to get the most recent list of architectural approvals. Don Pepiot suggested that J. Weltsch do the first rounds with Tom Stanley.
- b) J. Weltsch stated that written appeals will be discussed at the next meeting.
- c) J. Weltsch stated that verbal appeals will be discussed at the next meeting.

- d) A homeowner requested that the committee check 1284 Rambling because the split rail fence is missing.
- 8) ARCHITECTURAL REPORT (w/ committee input)
- a) K. Nies stated that he is trying to get up to speed on Architectural Committee, and he will establish standard procedures and guidelines and application forms for approvals and requests that they be published in the next newsletter and on the website. In addition, K. Nies stated guidelines will be based on current CC & R's and Rules and Regulations. K. Nies has received approximately 6 applications and most are verbal approvals. K. Nies stated that homeowners may call him, the Board or email either if they have any questions.
  - b) J. Pantaleo stated that the Board may eventually ask for plans submitted in duplicate or triplicate, so that homeowner can submit a plan to the city that is approved and stamped by BPHOA.
  - c) Frank Caldwell asked if there were criteria for replacing roof tiles, J. Pantaleo stated that the current CC & R's require earth tones but that the tile should aesthetically blend and should be concrete tile.
- 9) MOUNTAIN PARK / ARENAS
- a) J. Weltsch stated that there are several card key numbers that need to be deleted from the electronic gate system and that Daryl Henzlik will instruct her on how to do that. (Keys that need to be deleted: 1185, 1186, 1200 and F. O'Neill has a list of others)
  - b) J. Weltsch stated that the gate at Windy Gap and Albertson is not working, which is Parks and Rec responsibility. She also stated that she will check all the gates and report back on repairs needed and remind Parks and Rec of their responsibility.
  - c) J. Weltsch stated that we need to install pole to block entry to Meander gate in case gate needs to be closed because of dangerous conditions. She will check placement and report back to board.
  - d) J. Weltsch requested decision from board on gates that are broken. Board decided to leave gates open until repairs can be made.
  - e) J. Weltsch requested board to approve purchase of new harrow. Nancy Reeves of the Arena & Trails Committee researched harrows and suggested the Board purchase the 5ft wide or 6 ft. wide Dragster at a cost of \$450.00 or \$500.00 respectively. L. Bergquist moved that the Board purchase the 5 ft or 6ft harrow pending discussion with Nancy on which she prefers and a look see by Connie's staff. J. Pantaleo seconded and motion carried with a unanimous vote. J. Pantaleo stated that part of the reason the last harrow wore out so fast was because Connie's staff were dragging it from arena to arena. Connie assured the board that she would speak to her staff and have them lift the harrow into the truck to transport to the next arena.
  - f) J. Weltsch stated that she had called homeowner Anne Leslie at 1624 Meander in response to her email regarding damage done to her fence by bulldozers. J. Weltsch also stated she will meet with homeowner, take pictures of the damage and report back to board.
  - g) J. Weltsch stated that the trash cans in bus canyon need to be replaced and that she will email homeowners to try to round up some 50 gallon drums to replace the damaged cans.
  - h) J. Weltsch stated that she is still researching the Water Standby Bill from 2003-2004.
  - i) J. Weltsch asked for discussion on how the board wants to handle maintenance of the BPHOA truck, specifically gas & oil, tires, etc. The board suggested she buy gas and oil and submit receipts for reimbursement and to keep a travel and maintenance log.
  - j) J. Weltsch will check water timers at arenas.

- k) Eric Allen volunteered for chainsaw duty if needed.
- l) Don Paone volunteered to help when needed.

10) HOMEOWNERS' OPEN FLOOR

- a) Alan Williams, 1816 Rocking Horse, promoted the American Gypsy Horse Breed Association, which donates horses to kid's therapy groups. He requested that they be allowed to offer raffle information (raffling a \$30,000 barn to benefit the Angel Babies) in newsletter and on website. J. Pantaleo requested copies of paperwork showing proper charity registration. J. Pantaleo moved to allow small statement in newsletter and additional info on website, L. Bergquist seconded, motion carried with a unanimous vote.
- b) Brian Lerman, 1284 Mellow Lane, submitted plans for an addition to K. Nies.
- c) Daryl Paone, 1695 Rambling Road, requested guidelines for architectural submissions in regards to some homeowners who seem to be in blatant violation. J. Pantaleo stated that we will enforce CC & R's equally among homeowners and will look at blatant violators.
- d) Janice Allen, 1774 Rambling Road, stated that the sand in the Meander round pen is too deep. The arena needs to be leveled and sand removed. Frank Caldwell stated that there may be a problem with watering of the arena. J. Weltsch will meet with Nancy decide to tractor it if necessary. J. Weltsch will also check the timers. Frank Caldwell suggested installing a demand timer. J. Weltsch will ask Nancy Reeves to follow up with Rainmaker and check on prices for demand timers.
- e) Don Welcker, 2053 Casual Court, asked "how do you get authorization to get in the first street gate so you don't have to off load horses at your house on the street." Don stated that the speed of traffic makes it too dangerous to off load there. Eric Allen suggested parking at Challenger Park and installing a gate from there into the arena area. Much discussion ensued and board decided to take a closer look to resolve the situation.
- f) Mary Ann Campbell, 1511 Rambling Road, requested that a fence be placed around a rare plant in Mountain Park. J. Weltsch agreed to install fencing and apply laminated tag with species name and description. The board also suggested taking advantage of the trail signs and adding laminated signs with species and descriptions of plants and animals living in the mountain park. Jennifer de la Torre will discuss at next Mountain Park Restoration Committee meeting.
- g) Frank Caldwell suggested that we check homeowners whose storm drains are non-functioning or in disrepair because they wash out the bridle path. Mentioned he knows specific houses that are violators. J. Pantaleo asked Frank to send him the addresses.
- h) J. Pantaleo moved that after we finish item 11 we adjourn and take up the balance of the agenda at the next meeting on March first, L. Bergquist seconded and motion carried with a unanimous vote. J. Pantaleo stated that the meeting will be held at J. Pantaleo's house and asked that J. Weltsch notify M. Kress to post location and date on the website.
- i) Other homeowners in attendance: see attached list.

11) COMMITTEES: OFFERS & ASSIGNMENTS. J. Pantaleo discussed that this is a volunteer army and we need people to volunteer their time. Homeowners were then allowed to sign up for committees as shown below:

- a) Architectural Committee volunteers: Brian Lerman
- b) Arena and Trails Committee volunteers: Janis Augusteijn, Jeannie Watts, Nancy Reeves, Debbie Anatole, Anna Olsen, Jennifer de la Torre plus two others unnamed.
- c) CC&R's Compliance Committee: Esther Mead, Theresa Lewis
- d) CC&R's Update Committee volunteers: Esther Mead, Theresa Lewis
- e) Events Committee volunteers: Jennifer de la Torre, Peggy Miller, Sue Fleczonek, Brittany Ceglia

