

Minutes of the
Bridle Path Homeowners Association
Board of Directors Meeting
March 1, 2006
(Continuation of February 13, 2006 Meeting)

1.) CALL TO ORDER

1.a.) J. Pantaleo called the meeting to order at 7:12 p.m.

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

4.) 2006 BOARD OF DIRECTORS PROTOCOL

4.e) Newsletter

1. Discussed the timing requirements for newsletter submissions. M. Kress stated that in order to have a draft newsletter out for review by the 20th of the month, inputs for articles and submissions must be received by the 16th. Comments need to be provided by the 24th so that a finished newsletter can be provided to O'Neill and Assoc for inclusion with the monthly bill.

2. Items for Newsletter

- Thank you to Penni Wilson and A/T Committee for the new trail signs. Will wait for completion of project to include in newsletter.
- Names and numbers of trainers (also on website)

4.f.) Website

1. Discussed improvements to/ ideas for website:

- Links to Minutes and Newsletter need to be more clearly identified.
- Annual Calendar showing meetings, HOA disclosure dates, Arena/Trails events (to be provided by J. Weltsch by 15 April)
- Link to Davis Stirling.com
- Architecture Submission Procedure and Form (to be provided by K. Nies by 15 April)
- Map of mountain park
- Classified Ads
- Moderated Chat
- Password protected private area for board members

4.g.) Schedule 2 meetings per month: Dates / Time / Location / Items

1. M. Kress moved to amend the motion previously adopted that the board hold a second meeting on the fourth Wednesday of every month to be amended to hold a meeting on the last Wednesday of every month. L. Bergquist seconded. Motion carried unanimously.

11.) Committees: Recapping the names of volunteers from the last meeting the following notes additions to the committees.

11.a.) Architecture: Penni Wilson volunteered her services joining Brian Lerman to the support K. Nies and the Architecture Committee. With K. Nies consent, L. Bergquist moved to allow J. Pantaleo to act as a consultant to the Architecture Committee for a period not to exceed sixty days. J. Weltsch seconded. Motion carried unanimously with J. Pantaleo abstaining.

11.b.) Arenas/Trails Committee: Volunteers include Janis Augusteijn, Jeannie Watts, Nancy Reeves, Debbie Anatole, Anna Olsen, Jennifer de la Torre, Lee Murray, Jerry Koenig.

11.c.) CC&R's Compliance Committee: Russ Punchgrar and Don Welcker joined Esther Mead and Theresa Lewis to support J. Weltsch on the CC&R's Compliance Committee.

11.d.) CC&R's Update Committee: Esther Mead, Theresa Lewis

11.e.) Events Committee: Jennifer de la Torre, Peggy Miller, Sue Fleczo, Brittany Ceglia

11.f.) Common Area, Landscape & Bridle Paths Committee: Esther Mead and Cathy Albertson volunteered to support J. Pantaleo on the Common Area, Landscape and Bridle Path Committee.

11.g.) MP Restoration Committee: Maryanne Campbell joined Jennifer de la Torre to support J. Weltsch on the MP Restoration Committee.

11.h.) Website: Eric Allen, L. Murray and Mark Zorick volunteered to support M. Kress on the Website committee.

12) NEWSLETTER

12.a.) Item was discussed during 4.e. above.

13) WEBSITE

13.a.) Item was discussed during 4.f. above.

14.) UNFINISHED BUSINESS

14.a.) Proposed Budget Presentation

- 1.) L. Bergquist presented the proposed budget. Total Budget is \$189,000 and depends on a \$4.00 per month increase in homeowner dues.

- 2.) J. Pantaleo stated that we need to monitor the water meters to ensure that BP water is only being used to water HOA common areas.
- 3.) J. Pantaleo stated that Arenas/Trails needs to develop a cadre of volunteers willing to perform maintenance to supplant professional services.
- 14.b.) L. Bergquist discussed the need for a dues increase. Stated that if cost savings measures and assumptions discussed in the budget presentation are accurate that only a \$4.00 increase will be required this year, but would expect that outyear increases will also be required.
- 18) Meeting went to Homeowners' Open Floor by unanimous consent. Homeowners were given the opportunity to speak to the board.
 - 18.a.) Allen Suderman, 1088 Rambling Rd, presented a spreadsheet to the board relating the last three years of spending adjusted for January 2006 dollars and showing that the current budget is more than \$15K less than past budgets as adjusted. Stated that to maintain the previous budget/maintenance levels would require a greater increase than proposed.
 - 18.b.) Anna Olson, 1196 Mellow, stated that the arenas are 30 years old, are worn out, and are going to require replacement. Need to plan for the eventuality. Would like to see moisture sensors installed in arenas to provide a more automated solution for watering the arenas. The condition of the arenas has a direct effect on a horse's health, including the effect of dust. One issue with exposed water lines (i.e., drip waterers) is that squirrels/rodents eat the lines to get to the water. She suggested that we provide water bowls for wild animals in areas where these types of lines are exposed.
 - 18.c.) Eric Allen, 1774 Rambling Rd, would like to have a 2-minute timer on the waterers to allow homeowners to spray arenas before entering as a dust control measure. Board raised concern that rogue youths may abuse the system. J. Weltsch agreed to look into the cost of installing this type of system in one arena as an experiment. Mr. Allen also asked if he needed permission to remove trees in his backyard. He doesn't.
- 14.) UNFINISHED BUSINESS (continued)
 - 14.c.) Fish and Game Status / Mountain Park Restoration
 - 1.) J. Weltsch reported current status of efforts. Working with Natasha to fulfill requirements of Fish and Game agreement.
 - 2.) Cleared tree tobacco from area.
 - 3.) Discussed areas cleared by Fire Department during September 2005 fire in Mountain Park.
 - 4.) Mountain Park Protocol being developed will include monthly/annual/20 year maintenance plan.
 - 14.d.) CC&R Update Status

- 1.) J. Pantaleo notified the homeowners that L. Womack had resigned her position as Chairwoman of the CC&R Update Committee. Janis Allen-Woods volunteered to manage the CC&R Update process subject to her personal schedule.
- 2.) Cost to Date. Not discussed.
- 3.) J. Pantaleo spoke with J. Beaumont, the CC&R Update attorney to set up a meeting to discuss the CC&R update. J. Pantaleo would like to see a list of required changes against a list of desired changes (wish list). Stated the board needs to be able to support the update in order to sell it to the homeowners. Board discussed Common Area definition in the update. Concern is that currently defined common areas are the real property of homeowners but are receiving the benefit of maintenance from HJL.
- 4.) New date for Town Hall Meeting will be set at a future meeting pending recommendation by J. Allen-Woods
- 9.b.) L. Bergquist moved to allow J. Weltch to purchase material to repair a homeowner's fence damaged by a BPHOA tractor. J. Pantaleo seconded the motion. J. Pantaleo moved to amend to motion for the amount not-to-exceed \$100. K. Nies seconded the motion.
- 9.c.) L. Bergquist moved to amend a motion previously adopted for the purchase of a harrow for \$650 to be amended to purchase harrow with wheels for \$750. Seconded by J. Weltsch. Motion to amend carried.

15.) NEW BUSINESS

- 15.a.) Investment Portfolio meeting with Gary Davis. L. Bergquist opened discussion regarding meeting with our financial experts: Gary Davis – investment manager, and Moesha Litman, our accountant. She will inform us when they are ready to meet with us.
- 15.b.) Taxes on HOA property. HOA has received a property tax bill. J. Weltsch will investigate applicability.
- 15.c.) Ventura County Flood Control. Appian Way will not be able to have a formal horse trail due to Fish & Game restrictions.
- 15.d.) Licensed Trainers on HOA facilities. If homeowners use a non-approved trainer, they are liable for any damages to the extent allowed by the CC&Rs.
- 15.e.) Non-homeowners/tenants on HOA Facilities. When tenants rent a house in Bridle Path, they are obligated to obey the CC&Rs the same as any homeowner. They also have the right to use the facilities. The homeowner gives up that right when he no longer resides in the Brilde Path.
- 15.f.) M. Kress will contact Simi Valley Police Dept regarding accident on Sunnydale.
- 15.g.) J. Pantaleo will contact Simi Valley Public Works to deal with leak at First Street and Mellow.

15.h.) Picnic bench at Grinding Stone is broken. Will defer to next meeting.

16.) EXECUTIVE SESSION

16.a.) Moved to Executive Session by unanimous consent at 11:25 p.m..

16.b.) Regular meeting re-opened at 11:50 p.m.

J. Pantaleo moved to adjourn the meeting at 11: 50 p.m. L. Bergquist seconded the motion and motion carried with a unanimous vote.

Respectfully submitted,

Michael Kress
Secretary, Bridle Path Homeowners Association

Date