

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

1) CALL TO ORDER

- a) J. Pantaleo called the meeting to order at 6:45 p.m.
- b) Board Members present: Jim Pantaleo, Ken Nies, Leslie Bergquist, Michael Kress and Juli Weltsch. Also in attendance: Frances O'Neill, O'Neill and Assoc; and Connie Wilson, Harold Jones Landscaping

2) INTRODUCTION:

- a) Welcome Homeowners & Sign In
- b) Introduce Board
- c) Protocol for Open Floor

3) APPROVAL OF MINUTES

- a) Approve or submit Jan. 2005 Exec. Minutes of 2005 BOD
 - i) Executive minutes will be addressed in Executive Session.
- b) Review/approve Feb. 13 & March 1, 2006 general mtg. Minutes
 - i) L. Bergquist moved to waive reading of the minutes of February 13, 2006. M. Kress seconded. Motion carried on a unanimous voice vote.
 - ii) L. Bergquist moved to approve the minutes of February 13, 2006. K. Nies seconded. Motion carried on a unanimous voice vote.
 - iii) Minutes of March 1, 2006 were deferred to next meeting by unanimous consent.

4) TREASURER'S REPORT

- a) Financial Status Report & Checkbook Register
 - i) O'Neill Associates provided the Financial Status Report and Checkbook Register for review. Both were approved by unanimous consent.
- b) Welcome letters ???
- c) Check review and signing
 - i) L. Bergquist moved to approved bills as submitted, J. Weltsch seconded. Motion carried on a unanimous voice vote.
- d) Insurance: Liability, D&O, SVUSD (meetings)
 - i) We are covered for accidents, such as the recent Sunnydale hit-and-run on a BP fence, but not for earthquakes or floods.
- e) Current HOA contracts: Licenses (business & contractor), Workman's Comp, Insurance
 - i) All contracted service companies have provided proof of Workman's Compensation Insurance. Contracts have been received from Harold Jones Landscaping (HJL) and O'Neill Associates for review.
- f) Document fee increase
 - i) BPHOA receives a document fee of \$35.00 for home sales in the BP. O'Neill Associates charges the HOA \$15.00 so the association nets \$20.00. L. Bergquist moved to increase the fee to \$75.00. M. Kress seconded the motion. M. Kress moved to amend O'Neill Associates share of the fee to \$25.00. L. Bergquist seconded the motion. Motion to amend carried on a unanimous voice vote. Main motion carried on a unanimous voice vote.

- g) 2006 FY Budget and Dues
 - i) L. Bergquist expounded on the budget, discussed major expense differences, and reviewed the letter to be sent with budget. Budget would be tight this year and another dues increase would likely be required in the coming years.
 - ii) L. Bergquist moved to increase dues to \$25 per month. J. Pantaleo seconded the motion. Motion carried on a unanimous voice vote.
 - iii) L. Bergquist moved to approve the budget as submitted. J. Pantaleo seconded the motion. Motion carried on a unanimous voice vote.

5) LANDSCAPING and BRIDLE PATH REPORT (w/ committee input)

- a) First Street water leak
 - i) J. Pantaleo spoke with HJL regarding the water leakage at First and Mellow. There appears to be a break in the BP main. J. Pantaleo met with a representative from the city who stated that the city has looked into the possibility of damage during the traffic light installation, but was not going to take responsibility for repairs at this time. CW (HJL) stated that she wants try to isolate the leak, but that will require that running water through the system.
- b) Damaged fencing on Sunnysdale – Hit/Run accident
 - i) No police report had been submitted. HJL was directed to repair.
- c) Sunnysdale deep rutting filled and compacted with DG
 - i) Decomposed granite (DG) was used to fill ruts and bags of DG were used to divert water on steep areas around BP.
- d) Sprinkler timers off: anticipating or following rains
 - i) HJL was directed to curtail watering in Common Areas following rainy periods.
- e) Backflow testing
 - i) BP has received a quote for backflow valve testing. We have not been required to submit reports to the city in the past. No action was taken.
- f) Create detailed landscape manual outlining scope of work
 - i) Work on this project is on-going.
- g) Other
 - i) HJL will paint timer boxes to improve their appearance.
 - ii) Discussed the Landscaping contract. Contract price includes all the extras – dragging paths and arenas, fertilizer, Roundup, dump fees, etc. Weed abatement would be extra. Minor irrigation repairs are included, maor repairs are handled on a case-by-case basis. HJL has offered to donate material for Mellow and Nonchalant entrances.

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

- a) BPHA CC&R Status Report and Active Items Report
 - i) Have not performed CC&R rounds. L. Wilcox has delivered the Architectural report to J. Pantaleo. J. Weltsch will need a copy to initiate CC&R rounds.
- b) Noisy animals /neighbor complaints
 - i) J. Pantaleo expressed his opinion that neighbors should attempt to reach a solution before the board is involved. Nancy Reeves suggested a Complaint Resolution Procedure be followed to document egregious cases. She has a copy from previous employment and will forward to the board.

- c) Verbal Appeals
 - i) Nothing to report.
- d) Written Appeals
 - i) Nothing to report.

7) ARCHITECTURAL REPORT (w/ committee input)

- a) Architectural Submissions
 - i) Approximately 11 homeowners have submitted Architectural Approval Requests since the new board has been in place.
- b) Parkway Trees
 - i) K. Nies has received a list of trees acceptable to the city for parkway planting. Discussion deferred to the next meeting.

8) MOUNTAIN PARK / ARENAS

- a) Licensed trainers on HOA facilities / requirements (insurance, etc.)
 - i) A trainer is not the same as someone who simply exercises horses. Homeowners are responsible for any guests, including those who exercise horses for them.

9) HOMEOWNER'S OPEN FLOOR

- a) Nancy Reeves, 916 Nonchalant, has received a complaint regarding the trail from the Sunnysdale arena to Genial Ct. A homeowner has been seen allowing their dog to dig holes in the trail. She will fill holes. Suggested a newsletter article be written to address the situation.
- b) Sue Fleczok, 1349 Mellow, complained about another homeowner parking a truck in the bridle path, creating a dangerous situation for riders. M. Kress agreed to put an item in the newsletter regarding this matter.
- c) Jennifer de la Torre, 1848 Sunnysdale, noted that there will be an Events Committee meeting on 22 March at her house.

10) COMMITTEES: ASSIGNMENTS

- a) Thanks to all volunteers on Committees
 - i) J. Pantaleo expressed his gratitude on behalf of the board to the members of all committees. Our jobs are made much easier with the participation and support of the homeowners.

11) NEWSLETTER ITEMS

- a) Submission deadline
 - i) M. Kress stated that he would like all newsletter submissions by 16 March. Also requested a list of event dates from J. de la Torre as soon as possible after the Events Committee meeting.
- b) Include FY06 Budget
 - i) L. Bergquist will submit a copy of the approved budget and budget letter for inclusion in the next newsletter.
- c) Include mandated Davis/Sterling notifications
 - i) M. Kress will discuss the required disclosures with O'Neill Associates and what was delivered to homeowners last year.

12) WEBSITE ITEMS

- a) Yearly Calendar: Mtgs. / Significant due dates
 - i) M. Kress will add a yearly calendar to the website with meeting dates, events and significant due dates.

13) UNFINISHED BUSINESS

The following agenda items were deferred to the next meeting of the board.

- a) Fish & Game status (Juli)
 - i) Damage during fire to affected areas?
- b) CC&R update status (Jim)
- c) Investment portfolio mtg w/ Gary Davis
- d) Taxes on HOA property
- e) Ventura County Flood Control: First phase homes

14) NEW BUSINESS

- a) City of Simi Valley, horse evacuation plan
 - i) J. Weltsch spoke with J. Morley regarding her efforts to institute a horse evacuation plan with the city, but no plan was established. J. Pantaleo initiated discussions with the city on a plan. Evacuation of BP is very dependent on neighbor-to-neighbor support, but it was noted that the **city or county (?)** did come through with horse trailers offering to evacuate horses. BPHOA would be willing to open the BPHOA arenas to any emergent requirement in the county. J. Pantaleo will continue his efforts at reaching an agreement with the city to establish a cooperative agreement on this matter.

15) EXECUTIVE SESSION

J. Pantaleo moved to go into Executive Session at 9:00 pm. Motion carried by unanimous consent.

The following Executive Session items were moved to the next meeting of the board.

- a) Approval of March 13, 2006 Executive Session Minutes
- b) Delinquent Homeowners Dues
- c) Legal issues outstanding
- d) Architectural legal issues
- e) CC&R legal issues

The following Executive Session items were placed before the board

- f) Homeowner at 1648 Meander discussed easement issues with the board.
- g) Adjournment of Executive Session
 - i) Executive session was adjourned by unanimous consent at 9:59 pm.

16) ADJOURNMENT

- a) M. Kress moved to adjourn meeting at 10:00 pm. L. Bergquist seconded the motion. Motion carried on a unanimous voice vote.

Respectfully submitted,

Michael J. Kress
Secretary, Bridle Path HOA

Date