

**Minutes of the  
Bridle Path Homeowners Association  
Board of Directors Meeting  
March 29, 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, Michael Kress and Juli Weltsch. L. Bergquist arrived at approximately 7:30 pm.

**2) INTRODUCTION:**

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

**3) APPROVAL OF MINUTES**

- a) Minutes of March 13 Board Mtg
  - i) Minutes of the March 1, 2006 were discussed and corrected. Minutes will be submitted at the next meeting for approval.

**4) TREASURER'S REPORT**

Following agenda items were moved to later in the meeting:

- a) Financial Statement/Tax Return
- b) Bookkeeper Contract Status
- c) Insurance for events
- d) Other:

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

- a) Sunnydale fence
  - i) Sunnydale fence has been repaired.
- b) Sunnydale bridle path
  - i) Decomposed granite (DG) applied to bridle path on Sunnydale seems to be holding up well through the rains.
- c) 1<sup>st</sup> Street main line / City of Simi
  - i) Water line was repaired on Monday, 27 March. Claim will be submitted to the city since the section that was bypassed runs under the traffic light pedestal. Backflow valve was found to be inoperative, and was repaired at the same time.
- d) Fallback maps 4038
  - i) J. Pantaleo stated that the Landscape Manual for the association is still under construction. Fallback map for Larwin (Saddleback houses) is the only map available from the city. Will continue work on the Landscape Manual.
- e) Fence rails and paint
  - i) Fence rails have been depleted but we still have paint. M. Kress moved to procure additional rails not to exceed \$400.00. L. Bergquist seconded the motion. Motion carried on a unanimous voice vote.
- f) Color on islands
  - i) Color (flowers) for the entrances at Mellow and at Nonchalant is included in our landscaping contract. If material is changed, sprinkler heads will need to be changed.
- g) Landscape contract status
  - i) Not discussed.

- h) Water Meters
  - i) Addresses for all water meters have been identified. We can now monitor water usage by area and modify use as necessary.
  - ii) J. Pantaleo stated that we may be able to receive a grant to install sophisticated valve timers with the ability to automatically modify their schedule based on an analysis of ground moisture/evaporation conditions from satellite data. High usage areas may receive these timers, lower usage areas could be programmed with historical evaporation data.

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

- a) Neighborhood rounds?
  - i) J. Weltsch still has not received Architectural report from K. Nies. K. Nies will supply by ?????
- b) Noisy animals
  - i) J. Weltsch has been making rounds at night but hasn't heard or noticed any barking. Will ask Nancy Reeves for the Complaint Resolution Procedure she offered at the last meeting.
- c) Roosters
  - i) Received a complaint from a homeowner regarding a neighbor's rooster. Complainant will try to work it out with neighbor.
- d) Unleashed dogs
  - i) Homeowner called to find out what to do about dogs off leash. J. Pantaleo left a message on homeowners answering machine to call Animal Control.
- e) Bushes/irrigation @1421 Rambling(? Address)
  - i) Actual address is 1427 Rambling. Will cite the homeowner with a CC&R violation for the missing bushes and watering.
- f) Appeals
  - i) Nothing to report.
- g) Homeowners scraping sand from bridle path
  - i) Reports have been received of two homeowners scraping sand from the bridle path and using it in their own backyards. J. Weltsch will get addresses and send letters to cease and desist.
- h) DG
  - i) L. Bergquist suggested allowing HOs replace sand in bridle path in front of their homes with DG.

#### **7) ARCHITECTURAL REPORT (w/ committee input)**

- a) Application process status
  - i) K. Nies stated that the application process development is ongoing. Will try to complete within two months. Will meet with other committee members to discuss.
- b) Approved Parkway trees
  - i) K. Nies received a list of approved parkway trees from the city. All may not work in BP. Will use as a starting point for BP architectural approvals. J. Pantaleo will contact Len Markowitz to come to a board meeting to discuss.

#### **8) MOUNTAIN PARK / ARENAS**

- a) Bees in Mountain Park
  - i) Oak tree in Dog Alley has bees again. Wayne Harris has inspected and states that it is illegal to seal off an oak tree. Killing good bees would open the tree up to Africanized bees. Will place signs near the trees to warn riders of the bees.

- b) Rules/Regs for arenas
  - i) Arenas and Trails Committee is working on a set of rules for the arenas.
- c) Buggy issue
  - i) Michael and Debbie Anatole, 1076 Rambling, and Don and Sandra Welcker 2053 Casual Ct, addressed the board regarding both sides of the issue of horse drawn carts in the arenas and on the bridle paths. Issue was passed to the Arenas and Trails Committee to make a recommendation to the board.

**9) HOMEOWNER'S OPEN FLOOR (30 minutes)**

- a) Don Welcker, 2053 Casual Ct, presented a letter to the board requesting the removal of a member from a committee. Board discussed the need to have committee members that respect the homeowners.

**10) NEWSLETTER ITEMS**

- a) Disclosures/notifications
  - i) Discussed the status of the Disclosures required to be disseminated to homeowners annually. The document has been refreshed to reflect current state law. Received the insurance policy declaration pages from L. Bergquist. Still need auto insurance declaration page. Assessment collection policy, fine schedule and policies, and internal dispute resolution policies require additional research to be completed.

**11) WEBSITE ITEMS**

- a) Yearly Calendar posted
  - i) Annual calendar was posted to website. Includes dates for all meetings, events and other items of general interest to Bridle Path homeowners.
- b) Correct link titles / Juli's title
  - i) Links for Minutes and newsletter were clarified, title for J. Weltsch was corrected, and email addresses were added to board members names.

**12) UNFINISHED BUSINESS** J. Pantaleo moved to defer the following agenda items to the next meeting. L. Bergquist seconded the motion. Motion carried on a unanimous voice vote.

- a) Fish & Game status (Juli)
- b) CC&R update status (Jim)
  - i) Delay pending Janice Allen availability?
- c) Investment portfolio mtg w/ Gary Davis
- d) Taxes/water assessment on HOA 2 parcels
- e) Ventura County Flood Control: First phase homes

**13) NEW BUSINESS**

- a) No new business was brought before the board.

**14) EXECUTIVE SESSION** J. Pantaleo moved to defer the following Executive Session agenda items to the next meeting. L. Bergquist seconded the motion. Motion carried on a unanimous voice vote.

- a) Approval of Executive Session Minutes?
- b) Delinquent Homeowners Dues

**15) ADJOURNMENT**

- a) M. Kress moved to adjourn the meeting at 10:25 pm. L. Bergquist seconded the motion. Motion carried on a unanimous voice vote.