

**Minutes of the
Bridle Path Homeowners Association
Board of Directors Meeting
April 10, 2006**

1) CALL TO ORDER

- a) J. Pantaleo called the meeting to order at 6:38 p.m.
- b) Board Members present: Jim Pantaleo, Ken Nies, Leslie Bergquist, Michael Kress and Juli Weltsch.

2) INTRODUCTION:

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

3) APPROVAL OF MINUTES

- a) Minutes of March 1, 2006
 - i) M. Kress moved to approve minutes as written. Motion was seconded by J. Pantaleo. Motion carried on a unanimous voice vote.
- b) Minutes of March 13, 2006
 - i) M. Kress moved to approve minutes as written. Motion was seconded by J. Pantaleo. Motion carried on a unanimous voice vote.
- c) Minutes of March 29, 2006
 - i) M. Kress moved to approve minutes as corrected. Motion was seconded by J. Pantaleo. Motion carried on a unanimous voice vote.

4) TREASURER'S REPORT

- a) Financial Status Report & Checkbook Register, delinquent dues
 - i) F. O'Neill noted there were no dues delinquencies .
- b) Check review and signing
 - i) Checks were presented to the board and signed.
- c) Welcome letters
 - i) No new homeowners this month
- d) Insurance for events; set policy
 - i) L. Bergquist will investigate insurance coverage for for events where the public is invited to participate. Will also get liability page for auto insurance.
- e) Add water meter location to expense details on financial reports
 - i) J. Pantaleo will send water meter addresses to O'Neill Associates. O'Neill Associates will detail water meter information in financials
- f) Meeting w/ Moshe Litman & Gary Davis
 - i) Tentative date set for 8 May meeting with both.
- g) '05 -'06 Financial Statement
 - i) Board will publish FY05 financials based on M. Litman's delivery of financial statement to the board. This is expected to be in time for delivery to homeowners by 1 June deadline.
- h) O'Neill Associates contract
 - i) Review, effective date, duration: O'Neill Associates agreed to amend contract end date to 30 April, 2006 and to resubmit contract for approval at that time. L. Bergquist moved to approve terms of contract as amended. Motion was seconded by kn. Motion carried on a unanimous voice vote.

5) LANDSCAPING and BRIDLE PATH REPORT

- a) Status: Detailed manual outlining scope of work
 - i) Landscape manual still in process. Expect completion sometime in summer.
- b) HJL contract
 - i) Review, effective date, duration: Harold Jones Landscaping agreed to amend contract end date to 31 July, 2006 and will resubmit contract for approval at that time. L. Bergquist moved to accept terms of contract as amended. Motion was seconded by K. Nies. K. Nies moved to amend main motion so that contract includes maintenance on six arenas instead of five. Motion was seconded by J. Weltsch. Motion to amend carried on a unanimous voice vote. Main motion carried on a unanimous voice vote.
- c) Wood rail purchase
 - i) Replacement wood rails have been purchased, rough cut wood to more closely match the existing rails. M. Kress moved to authorize J. Pantaleo to procure new paint and materials to protect the rails not to exceed \$250. Motion was seconded by L. Bergquist. Motion carried on a unanimous voice vote.
- d) Keep sandbags in place
 - i) HJL was directed to keep sandbags in place at this time.
- e) 1st Street water main repair; submit claim to City
 - i) No final bill yet. Meter is still off due to weather, so real test of repair has not occurred. HJL will finalize bill for all repairs and submit to J. Pantaleo. J. Pantaleo will submit bill to city in hopes of reimbursement for our costs.
- f) Water Bills / timers / watering index
 - i) More discussion on topic of high-tech watering system. C. Wilson suggested that modern sprinkler heads and head placement would provide more potential savings. J. Weltsch will look into two-minute timer with a lockout.
- g) Water/electric bills on terminated clocks...no billings.
 - i) There are no known valves or electric meters on terminated accounts.

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

- a) Neighborhood rounds
 - i) J. Weltsch has received the information she needs to perform rounds. The neighborhood will be split into four areas will be patrolled by committee members.
- b) Verbal Appeals
 - i) Nothing to report.
- c) Written Appeals
 - i) Nothing to report.
- d) Split rail fencing looking bad
 - i) J. Pantaleo noted different areas. CC&R committee will investigate further.
- e) Missing parkway trees
 - i) Len Markowitz marked up the city's list of acceptable parkway trees as a recommended list for architectural approvals. It was brought to the board's attention that many homes in the neighborhood only have one tree in the parkway. Architectural approval may have been granted in many cases. CC&R committee will survey the neighborhood and bounce the survey against the list of architectural approvals.

- f) Homeowners running businesses out of homes
 - i) Offices are okay, but not businesses with trucks or merchandise. J. Weltsch will contact the city for their rules.
- g) Complaint resolution form
 - i) Nancy Reeves will send.
- h) Homeowners scraping sand from bridle path
 - i) One is moving. J. Weltsch will find out more about the other.
- i) Homeowners riding motorized vehicles in Mountain Park
 - i) A letter will be sent to homeowner's known to be riding vehicles in Mountain Park.

7) ARCHITECTURAL REPORT (w/ committee input)

- a) Accepted variety of parkway trees
 - i) Discussed earlier, L. Markowitz has provided his markup to the city's list.
- b) Compliance of approved plans to actual
 - i) Discussed 50 foot setback for horsekeeping barns from occupied structures. K. Nies will check with city on precedents.
- c) Status of formalized application process
 - i) Nothing to report.

8) MOUNTAIN PARK / ARENAS

- a) Rules & Regulations (including bridle paths)
 - i) J. Woods-Allen presented a general overview of the proposed rules. Discussed etiquette, speed and visibility issues in regards to trotting on the bridle path. Arenas and Trails Committee will revise based on input received.
- b) Homeowner fence repaired?
 - i) No action taken yet.
- c) Creek bed overflow
 - i) Creek bed has topped the banks on a small section of Dog Alley. Gates of some homeowners are affected. Will assess the situation once the area dries.
- d) Bee update
 - i) Very little bee activity at this time.
- e) Insurance for Playday
 - i) Need to assess insurance for events on a case-by-case basis. L. Bergquist will look into the insurance for the playday.
- f) Mountain Park Workday – April 23, 8AM @ Meander gate
 - i) M. Kress will place notice on website.
- g) Events Committee report
 - i) Scheduled through November. J. de la Torre will provide the information to M. Kress for the website and newsletter.
- h) Arenas and Trails Committee report
 - i) J. Woods-Allen had nothing to report at this time.

9) NEWSLETTER ITEMS

- a) Disclosure status and schedule
 - i) No progress to report at this time.
- b) Unleashed dogs & poop pickup
 - i) Will place a notice in the newsletter.
- c) Bender boards @ bridle paths
 - i) Will place notice in the newsletter.

10) WEBSITE ITEMS

- a) Historical photo status
 - i) Nothing to report at this time.
- b) J. Pantaleo suggested pull-downs to access newsletters.

11) OPEN FLOOR(30 minutes)

- a) C. Bippert, 1209 Rambling Rd
 - i) No. 2 Gate needs ruts filled
- b) T. Lewis,
 - i) Wanted to know which committees she was on and that she hasn't been contacted by them. J. Weltsch stated she was on the CC&R Committee and the CC&R Update Committee and that these committees have not yet really met as a group.
- c) B. Ceglia,
 - i) Asked how budget is formed. L. Bergquist explained the process to her satisfaction.

12) UNFINISHED BUSINESS

- a) Fish & Game status (Juli)
 - i) Items complete: None
 - ii) Items remaining: All, including: remove invasives; abandon lower crossing at Meander entrance. Natasha from F&G has not inspected since fires in Sept '05.
 - iii) Damage during fire to affected areas?: Seems to be growing back okay
- b) CC&R update status (Jim)
 - i) Copy of proposal to City of Simi?: A gentleman from the city wants a copy of the proposed CC&Rs with a list of changes. We are waiting for him to contact us again with more specifics.
- c) Water assessment status on 2 HOA parcels
 - i) Not clear if the water assessment is on one or two parcels. J. Weltsch will contact city to clarify.
- d) Ventura County Flood Control: Appian Way
 - i) Homeowner has complained of drainage issues behind his home. HOA position is that the maintenance of the homeowner's property is the responsibility of the homeowner, not the Association.
- e) City of Simi; Horse evacuation planning
 - i) J. Pantaleo talked to the city, and determined that it is not their concern. Ventura County Animal Control has cognizance in this matter. We may ask Arenas and Trails committee to handle this issue.

13) NEW BUSINESS

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

14) EXECUTIVE SESSION

- a) Meeting moved to Executive Session at 10:03 pm by unanimous consent. The following Executive Session items were moved to the next meeting of the board.
 - i) Approval of Executive Session Minutes; March 1, March 13, 2006
- b) The following Executive Session items were placed before the board
 - i) Delinquent Homeowners Dues
 - ii) Architectural legal issues
 - iii) CC&R legal issues
- c) Adjournment of Executive Session

15) ADJOURNMENT

- a) L. Bergquist moved to adjourn meeting at 10:15 pm. J. Weltsch seconded the motion. Motion carried on a unanimous voice vote.

Respectfully submitted,

Michael J. Kress
Secretary, Bridle Path HOA

Date