

**Minutes of the
Bridle Path Homeowners Association
Board of Directors Meeting
April 26, 2006**

1) CALL TO ORDER

- a) J. Pantaleo called the meeting to order at 7:04 p.m.
- b) Board Members present: J. Pantaleo, K. Nies, L. Bergquist, and M. Kress.

2) INTRODUCTION:

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

3) APPROVAL OF MINUTES

- a) Minutes of April 10, 2006
 - i) Minutes were not complete at the time of the meeting. Minutes will be submitted for approval at next meeting.

4) TREASURER'S REPORT

- a) Meeting w/ Moshe Litman & Gary Davis
 - i) M. Litman is very busy but L. Bergquist will try to schedule for 8 May. G. Davis schedule is much more open and can be coordinated with M. Litman's schedule.
- b) Allante Insurance coverage of Bridle Path events
 - i) Need a binder if event is open to the public. L. Bergquist will check with J. de la Torre to determine if any events will be open to the public and go from there.

5) LANDSCAPING and BRIDLE PATH REPORT

- a) Sandbags in bridle path
 - i) Keep sandbags in place until May 8.
 - ii) Item will be remain on agenda from meeting to meeting until complete.
- b) Ruts/low areas in bridle paths
 - i) L. Bergquist will get quote from Ric Heiller for truckload of DG.
- c) Fence rails need painting
 - i) Unused fence rails were not painted at workday, still needs to be completed.
- d) Fire weed abatement
 - i) Received fire notices on two parcels. R. Pungrchar will contact the Fire Department to identify all parcels that require abatement.

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

- a) Neighborhood rounds; packets to committee members
 - i) CC&R Rounds packets were handed out to committee members present. Provided instructions but final information for rounds will be provided by J. Weltsch.
- b) 1427 Rambling; missing shrubs, ground cover, irrigation
 - i) Nothing to report.

7) ARCHITECTURAL REPORT (w/ committee input)

- a) Accepted variety of parkway trees
 - i) K. Nies will get list from JW.

- b) Bridle path fencing
 - i) Discussed split rail fence and the desire to update the fencing to its modern equivalent – composite two-rail fence. Any action will require much further discussion. K. Nies moved to send a survey to homeowners to gauge interest. J. Pantaleo seconded the motion. Need to fully disclose option and cost. Motion failed (Ayes – K. Nies; Nays – J. Pantaleo, L. Bergquist, M. Kress).

8) MOUNTAIN PARK / ARENAS

- a) Rules & Regulations (including bridle paths)
 - i) City Code prohibits vehicles on sidewalks, paths, and right-of-ways owned by city including horse paths. J. Pantaleo still investigating with city on code requirements. Will be continued at next meeting
- b) Trees around Meander Arena not in landscape contract
 - i) This may have to be a volunteer effort.
- c) Grazing in MP for weeds
 - i) Need to consider whether this may be allowed under Fish and Game agreement due to need to keep manure out of the streambed. Moved to next meeting by unanimous consent.

9) NEWSLETTER ITEMS

- a) General guidelines of items to include
 - i) M. Kress moved to rescind a motion previously adopted to place a barn raffle in the newsletter and on the website. L. Bergquist seconded the motion. Board members discussed how the inclusion of this item may obligate the board to include similar items in the future, and this was balanced by the board wanting to keep its word regarding the original motion. M. Kress moved to amend the main motion to include the notice in an Events Calendar scheduled to be mailed with the monthly dues notice vice the newsletter, and to not include the notice on the website. L. Bergquist seconded the motion. Motion to amend carried (Ayes – J. Pantaleo, L. Bergquist, M. Kress; Nays – K. Nies). Main motion carried (Ayes – J. Pantaleo, L. Bergquist, M. Kress; Nays – K. Nies).
- b) Review deadline dates
 - i) J. Pantaleo noted that he had not yet received a copy of the proposed newsletter. M. Kress explained that he had thought he had mailed it to everyone, that it was ready for publishing. M. Kress will mail it to the board after the meeting.

10) WEBSITE ITEMS

- a) Nothing to report

11) OPEN FLOOR(time permitting)

- a) Carol Bippert, 1209 Rambling
 - i) Homeowner noted that some homeowners had trees missing from their front yard. J. Pantaleo explained that the board was aware, and that we are looking into the issue.

12) UNFINISHED BUSINESS

- a) Fish & Game status
 - i) Moved to next meeting by unanimous consent.

- b) CC&R update status
 - i) Delay pending Janice Woods-Allen availability. E. Mead requested an explanation of this item. J. Pantaleo explained that J. Woods-Allen has taken the reins of committee and will guide the update through the process, but that a personal issue has delayed the start of her tenure.
- c) Water assessment status on 2 HOA parcels
 - i) Moved to next meeting by unanimous consent.

13) NEW BUSINESS

- a) ONeill Associates Contract
 - i) L. Bergquist moved to strike the sentence "In January there will be a cost of living increase." From the contract. J. Pantaleo seconded the motion. Motion carried on a unanimous voice vote. L. Bergquist moved to change the effective dates on the signature page to reflect the correct dates. M. Kress seconded the motion. Motion carried on a unanimous voice vote. Contract was initialed and signed by all board members present.
- b) Email regarding fines from 940 Nonchalant
 - i) Board discussed email from homeowner regarding the history of fines for the past year. J. Pantaleo noted that a history of the fines from ONeill Associates indicated that fines had been levied for several different offenses, not just a single repeated offense. J. Pantaleo moved to reduce the total fine to \$56. Motion carried on a unanimous voice vote.

14) EXECUTIVE SESSION

- a) Executive session was not opened.

15) ADJOURNMENT

- a) L. Bergquist moved to adjourn the meeting. M. Kress seconded the motion. Motion carried on a unanimous voice vote. Meeting was adjourned at 10:04 pm.

Respectfully submitted,

Michael J. Kress
Secretary, Bridle Path HOA

Date