

**Minutes of the
Bridle Path Homeowners Association
Board of Directors Meeting**

May 8, 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 7:20 p.m.

2) INTRODUCTION:

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

3) APPROVAL OF MINUTES

- a) M. Kress moved to waive the reading of the minutes. Motion was seconded by J. Pantaleo. Motion carried on a unanimous voice vote.
- b) Minutes of April 10, 2006
 - i) M. Kress moved to approve minutes as written. Motion was seconded by J. Weltsch. Motion carried on a unanimous voice vote.
- c) Minutes of April 26, 2006
 - i) M. Kress moved to approve minutes as written. Motion was seconded by J. Weltsch. Motion carried on a unanimous voice vote.

4) TREASURER'S REPORT

- a) Financial Status Report, Checkbook Register, delinquent dues
 - i) Water meters have been broken out for each location in the status report.
- b) Financial Statement
 - i) 2005 income tax has been completed. 2005 Financial statement from accountant was delivered to the board. Statement will be delivered to homeowners with next billing statement.
- c) Meeting with accountant, investment adviser
 - i) M. Litman is on vacation. L. Bergquist will try to arrange for the first meeting in June.
- d) New homeowners
 - i) One new homeowner for the newsletter – Beatriz and Manuel Salas.
- e) Check review and signing
 - i) Checks were presented to the board and signed.
- f) Insurance update for events that include non-homeowners
 - i) Nothing to report.

5) LANDSCAPING and BRIDLE PATH REPORT

- a) Sandbags / Bridle Path touch up
 - i) Harold Jones Landscape (HJL) was directed to dump and spread the sandbags in place on the bridle paths. DG stockpile is low. Rick Heiller too busy to do tractor work at this time.
- b) Fence rails painted
 - i) HJL painted approximately eighteen rails and installed a total of three rails on Azure Hills and Sunnydale.
- c) Backflow testing
 - i) Not an issue for Bridle Path at this time.

- d) Fire clearance
 - i) R. Pungchar spoke to Matt Ward at the fire station. They walked several areas that normally need clearance. Nothing to note at this time. Only two notices have been delivered to date. J. Pantaleo will contact the Fire Department to discuss other notices and parcels.
- e) Trails: street to street; street to Sunnydale arena
 - i) Moved to Mountain Park (8.g.)
- f) L. Bergquist received a call regarding a homeowner overwatering their property at Meander and Rocking Horse. Homeowner will receive a CC&R notice.
- g) Eucalyptus tree was reported to be removed from a home in the 1100 block of Mellow Ln. J. Weltsch will check for tree removal and replacement.
- h) Weeds in bridle paths
 - i) HJL is using Roundup to clear weeds in common area bridle paths.

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

- a) BPHA CC&R Status Report and Active Items Report
 - i) Waiting for reports to come in from committee members. Will send out CC&R notices once reports are received and compiled.
- b) Verbal Appeals
 - i) NTR
- c) Written Appeals
 - i) NTR

7) ARCHITECTURAL REPORT

- a) Split rail fencing
 - i) Board discussed an architectural change to the front yard fencing requirement. Changing the requirement would be a major undertaking for the HOA. Issues include: whether or not the HOA would require fence only on the bridle path side of the street; type of fencing allowed (likely two rail white vinyl fence); gauging homeowner support for the change; how to phase in the change; and how the association would pay for the change. Considering the amount of work in which the board is engaged, this issue will not receive additional consideration for the near future.
- b) Acceptable parkway trees
 - i) K. Nies explained that the list of acceptable parkway trees has been whittled down to a total of six.
- c) K. Nies opened a discussion on remodels that encroach on barns and vice-versa. Concern is that building code restrict proximity of a barn to greater than fifty feet to a home. Remodels that encroach on barns are okay, but plans must be specific to note the encroachment.

8) MOUNTAIN PARK / ARENAS

- a) Manual watering timer, test site
 - i) J. Weltsch asked Arenas and Trails Committee (A&T) to price equipment for the dressage arena.
- b) General arena watering
 - i) A&T has control of arena watering, not HJL. One arena was found soaking wet, but this was attributed to HJL testing the sprinkler heads. N. Reeves stated that all arenas are watered for four minutes three days a week, and will advise the board of any changes to the schedule on a month-to-month basis.
- c) Broken tree at Challenger Park

- i) There is a pepper tree with a broken limb on a fence near the Gymkhana arena.
- d) Arena rail maintenance
 - i) N. Reeves is pricing out caps for the rails in the jump arena.
- e) Rules status; BPs & Common area
 - i) Nothing to report
- f) J. Woods-Allen provided a prioritized list of items that require repair or additional upkeep. J. Pantaleo and J. Weltsch addressed the issues and provided input as required.
- g) J. Weltsch noted that we need to hire a tractor for Mountain Park trail work. Dominic Schmidt was recommended. J. Weltsch will look into his insurance.

9) NEWSLETTER ITEMS

- a) Required notices
 - i) Nothing to report
- b) Stress front yard CC&R items
- c) Put website address in the header

10) WEBSITE ITEMS

- a) Significant due dates
 - i) Create a list of significant due dates and place on the website.
- b) Other
 - i) Check on website – seems to be down. M. Kress explained that L. Murray uploads the website regularly, and perhaps the attempt to access the site had occurred during an update.

11) HOMEOWNER'S OPEN FLOOR (30 minutes)

- a) Stuart Tapper, 1877 Prance Ct
 - i) Next door neighbors (1891 Prance) are renters, and he would like to contact homeowner regarding some repairs to sections of their common fence. He requested assistance from the board in contacting the homeowner. Board will provide contact information to Mr. Tapper.
- b) Marcy Myers, 126 Wrangler Rd
 - i) Glad we raised dues. Likes the new trail signs. Dog at 1506 Meander constantly loose and in the street. Homeowner was instructed to call Animal Control in this and any similar circumstance.
- c) Theresa Lewis, 160 Wrangler Rd
 - i) Part of CC&R Committee, but doesn't understand her packet. J. Weltsch will hold a meeting with all committee members to discuss.
- d) Esther Mead, 1378 Rambling Rd
 - i) House on the sidewalk side of Rocking Horse has an addition being put on and wants information on it. K. Nies will check with the city on final plans.
- e) Cindy Bryant, 1950 Rocking Horse Dr
 - i) Keeps getting fined for trash can violations. Explained her situation regarding her work hours and her desire to not disturb her neighbors by pulling cans in late at night. J. Pantaleo moved to waive fines and violations. Motion was seconded by L. Bergquist. Motion carried on a unanimous voice vote.
- f) Kathy Albertson, 159 Wrangler
 - i) Gate #3 is not useable. J. Woods-Allen explained that it is on A&T's list of things to fix.
- g) Jackie Morley, 1735 Rambling Rd

- i) Arenas are in bad shape. Her horse tripped in one due to bad ruts. Doesn't feel safe to ride in the arenas. This is an equestrian community and arenas need to be a priority.
- h) Jennifer de la Torre, 1848 Sunnydale
 - i) Expressed concern over the recent spate of vehicles in the mountain park. Board responded that in the event that vehicles are known to be in the mountain park that the Simi Valley Police should be contacted to respond.

Due to time constraints, the following items were moved to the next meeting of the board.

12) UNFINISHED BUSINESS

- a) Fish & Game status (Juli)
- b) Taxes on HOA property
- c) Landscaping & irrigation @ 1427 Rambling

13) NEW BUSINESS

- a) General summer meeting & SVUSD insurance
- b) Change 2nd Monday meeting start time?

14) EXECUTIVE SESSION. Meeting moved to Executive Session by unanimous consent at 10:00 p.m.

- a) Approval of Executive Session Minutes; 4/10/06, 4/26/06

Due to time constraints the following items were moved to the next meeting of the board.

- b) Delinquent Homeowners Dues
- c) Legal issues outstanding
- d) Architectural legal issues
- e) CC&R legal issues
- f) Adjournment of Executive Session
- g) M. Kress moved to adjourn executive session at 10:19 pm. Motion was seconded by L. Bergquist. Motion carried on a unanimous voice vote.

15) ADJOURNMENT

- a) M. Kress moved to adjourn meeting at 10:20 pm. Motion was seconded by L. Bergquist. Motion carried on a unanimous voice vote.

Respectfully submitted,

 Michael J. Kress
 Secretary, Bridle Path HOA

 Date