

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

May 31, 2006

1) CALL TO ORDER

- a) J. Pantaleo called the meeting to order at 7:19 p.m.
- b) Board Members present: Jim Pantaleo, Ken Nies, Michael Kress, and L. Bergquist. Juli Weltsch arrived at 7:35 p.m.
- c) J. Pantaleo moved to start all regular meetings of the Board of Directors at 7 p.m. Motion was seconded by K. Nies. Motion carried with J. Pantaleo, K. Nies and L. Bergquist voting for the motion, and M. Kress voting against the motion. (J. Weltsch had not yet arrived at the meeting.)

2) INTRODUCTION:

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

3) APPROVAL OF MINUTES

- a) J. Pantaleo moved to waive the reading of the minutes. Motion was seconded by K. Nies. Motion carried on a unanimous voice vote.
- b) Minutes of May 8, 2006
 - i) K. Nies moved to approve minutes as written. Motion was seconded by J. Pantaleo. Motion carried on a unanimous voice vote.

4) LANDSCAPING and BRIDLE PATH REPORT

- a) Weed abatement status
 - i) J. Pantaleo contacted Steve Francis at the Simi Valley Fire Dept. No additional notices expected. Nonetheless we are getting estimates to clear behind several homes that have barns near the property lines. J. Pantaleo and J. Weltsch will get quotes.
- b) Intra-neighborhood trail clearance
 - i) Sunnydale-to-Genial trail cleared. Genial to lookout cleared. Mellow to Azure Hills cleared. Mellow to Rambling started, but tractor broke. Will complete when tractor is repaired.
- c) Bridle paths repaired
 - i) Harold Jones Landscaping broke up all the sand bags on the trails, breaking up the chunks and using the sand to repair trails nearby.
- d) J. Pantaleo submitted a claim to the city for the repairs at First and Mellow due to installation of spotlight.

5) CC&R'S REPORT

- a) CC&R letters were mailed. J. Weltsch will contact F. O'Neill for past violations.

6) ARCHITECTURAL REPORT

- a) Two architectural requests have been submitted and are being processed.
- b) Began to investigate the home on Rocking Horse with potential living quarters in back. No paperwork was submitted to T. Stanley, but homeowner disagrees. K. Nies will continue investigating with the city.
- c) Homeowner at Rambling and Nonchalant seems to be knocking down a block wall with chain link behind it. Sent registered letter, will follow up with a CC&R letter if no action is taken by the homeowner to replace.

7) MOUNTAIN PARK / ARENAS

- a) Rules & Regulations (including bridle paths)
 - i) J. Pantaleo pulled the original Planning Development (PD) to verify restrictions on bridle path. It was up to HOA to regulate the use of the bridle paths. If we establish rules and regulations regarding the bridle paths, it would be prudent to follow city ordinances regarding use of public right-of-ways.
- b) Trail clearing update
 - i) J. Weltsch has measured the length of the trails in the Mountain Park at approximately fifteen miles. Will meet with Dominic to finalize quote for Mountain Park tractor work. Currently Punchbowl is impassable due to thistle growth. Low branches will also get attention.

8) HOMEOWNER OPEN FLOOR

- a) E. Mead, 1378 Rambling
 - i) Wanted to know if a certain homeowner received a CC&R notice for their fence. J. Weltsch said no.
- b) J. Woods-Allen, 1774 Rambling
 - i) Harrow was delivered damaged, it's been repaired and on its way back
 - ii) Thanked the board for brush clearance.
 - iii) Asked if HJL will be grooming the Meander Round Pen. She was told yes.
 - iv) Asked about clearing drains in several areas around the neighborhood. She was told it's on the list.
 - v) Sunnydale Arena watering timer got set to five hours. Need to control access to the timers.
 - vi) Will follow up on articles for the newsletter.
 - vii) Caps on Jump Arena rails were received in the wrong size. Duct-taped pinecones in place as a temporary measure.

9) NEW BUSINESS

- a) Website – L. Bergquist requested that a notice be put on the website that financial statements would be mailed out next month.
- b) Review of the Financial Statement noted an incorrect date for the reserve study. Will submit an errata sheet with the statement.

10) EXECUTIVE SESSION Meeting moved to Executive Session by unanimous consent at 9:30 p.m.

- a) Approval of Executive Session Minutes: 3/1/06, 3/13/06, 4/10/06, 5/8/06
- b) Personnel: Committees
- c) CC&R legal issues
- d) Homeowner Easement Issues
- e) M. Kress moved to adjourn executive session at 10:36 pm. Motion was seconded by L. Bergquist. Motion carried on a unanimous voice vote.

11) ADJOURNMENT

- a) M. Kress moved to adjourn meeting at 10:37 pm. Motion was seconded by L. Bergquist. Motion carried on a unanimous voice vote.

Respectfully submitted,

Michael J. Kress

Date

12) Secretary, Bridle Path HOA