

**Minutes of the
Bridle Path Homeowners Association
Board of Directors Meeting
June 12, 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, L. Bergquist, Michael Kress, and Juli Weltsch.

2) INTRODUCTION:

- a) Welcome Homeowners & Sign In
- b) Introduce Board
- c) Protocol for Open Floor (2 sections tonight; equine rules and other issues)

3) APPROVAL OF MINUTES

- a) Minutes of May 31, 2006
 - i) Minutes had not been prepared. Will be submitted at next meeting.

4) TREASURER'S REPORT

- a) Financial Status Report, Checkbook Register, delinquent dues
 - i) L. Bergquist will email F. O'Neill regarding Carter Bryant.
- b) Financial Statement
 - i) Financial statement will be mailed out at end of month with 1st quarter financial report.
- c) Investment mtg? Moshe and/or Gary
 - i) Moshe is happy to meet with the board, but not in open session.
- d) Check review and signing
 - i) Checks were presented to the board and signed.

5) LANDSCAPING and BRIDLE PATH REPORT

- a) Fire clearance
 - i) Thirteen properties have been cleared that required it. Issues regarding the number of notices received vice the number of plots owned has been resolved with Matt Ward at Simi Valley Fire Dept. All abatement is complete.
- b) Azure needs more DG
 - i) C. Wilson, Harold Jones Landscaping, was told of several areas that needed more DG.
- c) Weeds, drains on easements to MP & behind upper Rambling cul de sacs.
 - i) C. Wilson was also advised of a number of areas that needed attention with regards to weeds and drain clearing. Also noted that some tree clippings needed to be picked up near dressage arena.

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

- a) BPHA CC&R Status Report and Active Items Report.
 - i) CC&Rs to be sent out were reviewed.
- b) Verbal Appeals
 - i) Nothing to report.
- c) Written Appeals
 - i) Nothing to report.

7) ARCHITECTURAL REPORT

- a) K. Nies noted that about six submissions for architectural approval have been received in the past two weeks. Will promulgate to L. Bergquist for CC&Rs. L. Bergquist asked about 1320 Mellow. K. Nies responded that plans had been submitted.
- b) Home on Rocking Horse that has "2nd home": Plans had been submitted to the city showing no kitchen. Plans received by Architectural Review Committee did not show internal layout. Nothing will be done at this time.

8) MOUNTAIN PARK / ARENAS

- a) Status trail clearing
 - i) J. Weltsch noted all trails cleared to date. Cost so far is \$1917.50. Four more trails to finish. Montgomery Fire Road should be cleared by city, but may be our responsibility. Expect another \$4400 to complete, plus an additional \$500 if Montgomery Fire Road is BPHOA responsibility.
- b) Status Fish/Game remediation
- c) Finalize equine rules and regs
 - i) L. Bergquist moved to adopt the Equine Rules and Regulations as written. Motion was seconded by J. Weltsch. Motion carried on a unanimous voice vote.

9) NEWSLETTER ITEMS

- a) Cancel 6/28 mtg, change meeting start times to 7PM
- b) Stress front yard CC&R items, watering Homeowner owned, HOA maintained parkways/slopes.

10) WEBSITE ITEMS

- a) Same as above
- b) Other

11) HOMEOWNER'S OPEN FLOOR

- a) L. Tenhoff, 631 Tranquil
 - i) There is a tree on Dog Alley that she can't navigate. J. Weltsch will have it trimmed.
 - ii) Arenas are hard. N. Reeves stated that the waterers are broken, stuck at 10:33. She has a guy coming. She will water manually in the meantime.
 - iii) Wanted to know if anything had been done about Phase I parking. Nothing to report. She will provide the responses to the survey taken last year, of which 75% were in favor of allowing horse trailers in driveways.
- b) S. Fleczo, 1349 Mellow
 - i) Noted the fundraiser at Chuy's, and the upcoming fundraiser at Baja Fresh for the Arenas and Trails Committee.
- c) J. Miller, 1476 Rambling
 - i) Had questions regarding the 2005 Tax Return against the 2005 Financial Statement citing specific examples where there appeared to be discrepancies. She is concerned that the numbers that homeowners will see are different than on the tax return. Will send the board a bulleted email.

12) EXECUTIVE SESSION

- a) Executive session was not opened.

13) ADJOURNMENT

- a) M. Kress moved to adjourn meeting at 10:00 pm. Motion was seconded by L. Bergquist. Motion carried on a unanimous voice vote.

Respectfully submitted,

Michael J. Kress
Secretary, Bridle Path HOA

Date