

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

**1) CALL TO ORDER**

- a) J. Pantaleo called the meeting to order at 7:07 p.m.
- b) Board Members present: Jim Pantaleo, Ken Nies, 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) J. Pantaleo moved to waive the reading of the minutes of May 31, 2006. Motion was seconded by J. Weltsch. Motion carried on a unanimous voice vote. J. Pantaleo moved to approve the minutes of May 31, 2006 as amended. Motion was seconded by J. Weltsch. Motion carried on a unanimous voice vote.
- b) J. Pantaleo moved to waive the reading of the minutes of June 12, 2006. Motion was seconded by J. Weltsch. Motion carried on a unanimous voice vote. J. Pantaleo moved to approve the minutes of June 12, 2006 as amended. 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) Agenda item was deferred to next month.
- b) Check review and signing
  - i) Checks were reviewed and signed.

**5) LANDSCAPING and BRIDLE PATH REPORT**

- a) Weeds, drains on easements to MP & behind upper Rambling culs still in bad shape.
  - i) C. Wilson of Harold Jones Landscape, reported that they have pruned trees around the First Street arenas. Consensus around the room was that it resolved the immediate problem. Trees still needs to be thinned. Rabbits are proliferating. Arenas seem to be okay. Removed debris from different areas. J. Pantaleo noted that several catch basins on upper Rambling cul de sacs have standing water; view lot on Rambling has broken split rails; and that bridle path at the top of Sunnydale and on Azure still have ruts. C. Wilson will investigate.

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

- a) BPHA CC&R Status Report and Active Items Report
  - i) R. Pungchr stated that notices are going out monthly, but the overall process still needs to be refined. Asked about split rail fences that end with rails terminating in the ground. J. Pantaleo stated that unless architectural approval had been granted, this is a CC&R violation.
- b) In/op or expired registered cars in driveways/ streets

- i) R. Pungrchr was asked to initiate letters to the Simi Valley Police department regarding unregistered vehicles.
- c) Correct contact # on CC&R notices
  - i) E. Mead noted that the contact information on the CC&R notices needed correction. Information will be passed to O'Neill & Associates.
- d) Verbal Appeals
  - i) Nothing to report.

## 7) ARCHITECTURAL REPORT

- a) K. Nies stated that ten requests to perform various projects have been processed. He asked R. Pungrchr if he sees the list of current projects, and he hadn't seen it. K. Nies will ensure that this information is passed to CC&R Committee members.

## 8) MOUNTAIN PARK / ARENAS

- a) Status trail clearing in MP
  - i) Montgomery Fire Road has been cleared by the Fire Department.
- b) Status Fish/Game remediation
  - i) J. Weltsch has emailed Natasha at Fish & Game for her input on clearing the lower Meander crossing.
  - ii) Tree tobacco at Meander has been cleared, and a number of trees in Dog Alley have been trimmed.
- c) Arena & Trail Committee report
  - i) A&T members will tag trees that overhang the bridle path as an aid to homeowners, and will log all trees tagged. Tagged trees will be checked again the first week of August for CC&R violations.
  - ii) J. Woods-Allen reported that the new harrow is working well. Arenas are being dragged and watered regularly.
  - iii) N. Reeves called Sprinkler Doctor who helped restore/reset the timer. Estimates that it will cost \$700-1200 to rearrange/install impulse sprinkler heads at the First Street arenas for proper coverage. M. Kress moved to authorize the Arenas and Trails Committee to spend \$1200 to perform the work that has been performed. Motion was seconded by J. Pantaleo. Motion carried on a unanimous voice vote.
- d) Events Committee
  - i) Plans for the BBQ are ongoing. J. Weltsch moved to give the Events Committee \$200 to support the event. J. Pantaleo seconded the motion. Motion carried on a unanimous voice vote.
  - ii) Also noted that plans for Bridle Path Garage Sale are ongoing.
- e) Finalize equine rules and regs. & cover letter
  - i) Rules and regs will be published with the newsletter and no cover letter will be necessary. J. Weltsch moved to amend the motion previously adopted regarding the rules and regulation to be effective August 1<sup>st</sup>. K. Nies seconded the motion. Motion carried on a unanimous voice vote.

## 9) NEWSLETTER ITEMS

- a) Change meeting start times to 7:00 pm
- b) Stress front yard CC&R items, watering parkways maintained by HOA.
- c) Include equine rules/regs and 1<sup>st</sup> quarter financials

## 10) WEBSITE ITEMS

- a) "godaddy" expiration remedied?

- i) Website hosting has been extended with a one year agreement.

**11) HOMEOWNER'S OPEN FLOOR**

- a) E. Mead
  - i) Sprinklers on Rambling between Nonchalant and Wrangler are coming on at 6:00 pm. J. Pantaleo will talk to C. Wilson
- b) J. de la Torre
  - i) Pampas grass is coming up at Sunnydale and it needs to be eradicated. J. Pantaleo will bring the issue up to C. Wilson.
- c) D. Sahagian
  - i) Worried about West Nile Virus in the area. Claims to cut down weeds/grass in the streambed. J. Weltsch stated that C. Pizzadili is looking into the easement issue. Fish & Game has restriction on streambed use. Material can be pulled by hand and only during the dry months.

**12) EXECUTIVE SESSION** Meeting was moved to Executive Session by unanimous consent at 9:28 pm. Minutes were recorded separately

- a) CC&R Written Appeals
- b) Approval of May 31, 2006 Executive Session Minutes
- c) J. Pantaleo moved to adjourn executive session at 9:45 pm. Motion was seconded by J. Weltsch. Motion carried on a unanimous voice vote.

**13) ADJOURNMENT**

- a) M. Kress moved to adjourn meeting at 9:46 pm. Motion was seconded by J. Weltsch. Motion carried on a unanimous voice vote.

DRAFT

Respectfully submitted,

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Michael J. Kress  
Secretary, Bridle Path HOA

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Date