

**Minutes of the  
Bridle Path Homeowners Association  
Board of Directors Meeting  
August 14, 2006**

**1) CALL TO ORDER**

- a) K. Nies called the meeting to order at 7:20 p.m.
- b) Board Members present: Ken Nies, Leslie Bergquist, 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) Minutes of July 10, 2006
  - i) Meeting minutes were presented to the board. L. Bergquist moved to defer approval of the minutes to the next meeting. Motion was seconded by M. Kress. Motion carried on a unanimous voice vote.
- b) Minutes of July 26, 2006
  - i) Meeting minutes were not available. Will be presented at the next meeting.

**4) TREASURER'S REPORT**

- a) Financial Status Report, Checkbook Register, delinquent dues
  - i) F. O'Neill noted one item was at collection but homeowner paid enough to keep his account within 90 days.
- b) Second payment to Dominic Schmidt for tractor work does not show up in the ledger. L. Bergquist will ensure payments were entered correctly.
- c) J. Miller letter was sent to M. Litman and the board is awaiting a response.

**5) LANDSCAPING and BRIDLE PATH REPORT**

- a) C. Wilson reported the following
  - i) Three pampas plants were removed next to 529 Azure Hills.
  - ii) Provided a proposal to the board to trim the trees next to 529 Azure Hills.
  - iii) Has an additional proposal to be submitted to the board for trimming the trees around the First Street Arenas.
  - iv) Discussed the need for an additional storage shed.
  - v) Discussed the recent dump fees submitted to the board. Cost included overtime for three workers.
  - vi) Items noted in 10 July meeting have been taken care of.
  - vii) Winter is coming Need to decide on type of fill for sandbags, DG or good sand. Need to have delivery in place by 20 September to allow time to fill sandbags and place on paths in time for winter rains.

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

- a) BPHA CC&R Status Report and Active Items Report
- b) CC&R notice form review
  - i) CC&R violation letter has been corrected to remove J. Miller's home phone number.
- c) Verbal Appeals
  - i) No verbal appeals were presented.

- d) Written Appeals
  - i) Written appeals were moved to Executive Session.

## **7) ARCHITECTURAL REPORT**

- a) Nothing to report.

## **8) MOUNTAIN PARK / ARENAS**

- a) Arena & Trail Committee Report
  - i) N. Reeves reported that some sprinkler-heads were missing from the storage area. L. Bergquist moved to add \$200 to the previously approved \$1200 for the procurement of additional sprinkler-heads. Motion was seconded by J. Weltsch. Motion carried on a unanimous voice vote.
  - ii) Trees had been marked to notify homeowners that trimming was required, but hooligans have removed a number of them. A log of trees marked was provided to L. Bergquist for R. Pungrchar.
  - iii) In regards to DG vs. Sand for the sand bags, N. Reeves stated that good quality sand is okay.
  - iv) Tractor work should be scheduled twice a year in the Mountain Park to minimize the impact and amount of work required.
  - v) Homeowners are still using the Lower Meander stream crossing and N. Reeves would like to see a newsletter item on the matter.
- b) Events Committee Report
  - i) Barbecue was a huge success, serving dinner to over 300 people. Didn't charge enough for food but made up for any loss with the raffles. Event was well received by the homeowners.

## **9) NEWSLETTER ITEMS**

- a) Deadlines for submittals, Board review, final copy for mailing.
  - i) Newsletter will be submitted to board for review by 24 August. Will include storm drain and gutter cleaning, and a note to homeowners to abandon the Lower Meander stream crossing.

## **10) WEBSITE ITEMS**

- a) Chiropractic Clinic slated for August has been cancelled. M. Kress was directed to notify the website editor.

## **11) HOMEOWNER'S OPEN FLOOR**

- a) S. Welcker requested info on the Liquor Permit and Food Permit required for the Barbecue. J. Weltsch noted that since the event was not open to the public those permits were not required.
- b) S. Welcker asked how the new rules would be enforced. Board generally responded that board members would be able to cite homeowners for any violations they personally witness, and would investigate complaints of violations by the homeowners.
- c) S. Welcker discussed the new Rules and Regulations with the board.

## **12) EXECUTIVE SESSION** Meeting was moved to Executive Session by unanimous consent at 9:30 pm. Minutes were recorded separately.

- a) Written CC&R Appeals
- b) Approval of Executive Session Minutes - July 10, 2006
- c) M. Kress moved to adjourn executive session at 9:50 pm. Motion was seconded by J. Weltsch. Motion carried on a unanimous voice vote.

**13) ADJOURNMENT**

- a) J. Weltsch moved to adjourn meeting at 9:54 pm. Motion was seconded by L. Bergquist. Motion carried on a unanimous voice vote.

Respectfully submitted,

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Michael J. Kress  
Secretary, Bridle Path HOA

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Date