

**Minutes of the
Bridle Path Homeowners Association
Board of Directors Meeting
August 30, 2006**

1) CALL TO ORDER

- a) J. Pantaleo called the meeting to order at 7:17 p.m.
- b) Board Members present: J. Pantaleo, K. Nies, L. Bergquist.
- c) K. Nies was acting secretary

2) INTRODUCTION

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

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

- a) Verbal Appeals
 - i) 1733 Sunnydale, Jamie Hall
 - (1) Jamie received notice for no parkway trees, which he removed last year. Jamie stated he had been told by a Member from last year's Board that all the parkway trees on Sunnydale would be replaced by the HOA. This was not received in writing or could be confirmed.
 - (2) J. Pantaleo moved, seconded by L. Bergquist to suspend all CC&R notices (and fines) for parkway trees on Sunnydale until suitable tree selections could be established by the Board, no later than October 1, 2006. The motion carried on a unanimous voice vote.
 - ii) 1289 Rambling, Janice Hallmark
 - (1) Janice appealed a CCR Notice and Fine for parking her trailer in the street. She felt that City Code (being less restrictive) would override HOA CC&R regulations. The Board pointed out, that HOA CCRs can be more restrictive than state or local code.
 - (2) J. Pantaleo moved, seconded by L. Bergquist to uphold the violation and fine. The motion carried on a unanimous voice vote.
 - iii) 1442 Mellow, Carolyn Ceglia
 - (1) Carolyn asked the Board for specifics on the maintenance of her split rail fence.
- b) Written Appeals (appeals were reviewed at end of meeting)
- c) (Motions for written appeals were made by J. Pantaleo, seconded by L. Bergquist, and carried unanimously)
 - i) 1733 Sunnydale, waive fine
 - ii) CCR VNs for the following are suspended until October 1st, pending a list of Board authorized parkway trees that can be planted.
 - (1) 1723 Sunnydale
 - (2) 1725 Sunnydale
 - (3) 1727 Sunnydale
 - (4) 1733 Sunnydale
 - iii) 1442 Mellow, waive fine
 - iv) 1950 Rocking Horse, waive fine (was previously waived)
 - v) 1161 Rambling, waive fine and violation
 - vi) 1872 Rocking Horse, waive fine
 - vii) 1196 Mellow, waive violation
 - viii) 206 Hazelridge, violation suspended until Oct. 15th recheck. (new owner)
 - ix) 1291 Rambling, violation stands
 - x) 1743 Sunnydale, violations stand. Homeowner needs to submit Architectural request to remove or replace trees.
 - xi) 1078 Mellow, violation stands
 - xii) 1548 Meander, violation stands, replace trees.

4) ARCHITECTURAL REPORT

- a) Parkway tree selection list will be generated

5) NEW BUSINESS

- a) On our about August 1, 2006, for the safety and enjoyment of the Association, the Board of Directors distributed "Equestrian" Rules and Regulations to all homeowners. Subsequently, a petition was received by Secretary Michael Kress to cause a special meeting of the Homeowners to discuss and vote on whether or not to repeal a section of Rules relating to "Carts". J. Pantaleo received the petitions and (in M. Kress' absence) delivered them to O'Neill and Associates for signature verification.

6) HOMEOWNER'S OPEN FLOOR

- a) 1378 Rambling, Esther Mead
 - i) Esther asked the Board's position on Storage Containers in front yards. She also stated parkways on Rambling near Hazelridge needing maintenance. J. Pantaleo directed Russ P. and the CC&R committee to issue VNs for Storage Containers.
- b) 1774 Rambling, Eric Allen, Janice Woods
 - i) Eric stated a neighbor was harboring a noisy Rooster and being in violation of our CC&Rs asked the Board to issue a CCR Notice to the neighbor. Eric offered an audio visual presentation, but was declined. J. Pantaleo, recommended he first contact City animal control for relief.
- c) 1092 Mellow, Theresa Lewis
 - i) Theresa stated a homeowner at 1092 Mellow may have excessive animals and may not be compliance with our CC&Rs or City code. The Board recommended she contact City animal control, since the actual number and type of allowed animals are defined in City code.
- d) 1695 Rambling, Don and Daran Paone
 - i) Don and Daran asked to discuss the Board's denial and appeal for replacement of their split rail fence, with white vinyl fence. There was discussion regarding communication and timeliness of their request, denial and subsequent appeal. There was no further action.

7) EXECUTIVE SESSION

- a) Executive session was not opened.

8) ADJOURNMENT

- a) J. Pantaleo moved to adjourn the meeting at 9:15 pm. Motion was seconded by L. Bergquist. Motion carried on a unanimous voice vote.

Name

Date

Minutes take by Ken Nies, Vice President
Approved by board 13-NOV-2006
Submitted by Eric Allen, current Secretary
24-NOV-2006