

**Minutes of the  
Bridle Path Homeowners Association  
Board of Directors Meeting  
September 11, 2006**

**1) CALL TO ORDER**

- a) J. Pantaleo called the meeting to order at 7:17 p.m.
- b) Board Members present: Jim Pantaleo, 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 26, 2006
  - i) J. Pantaleo moved to waive reading of the minutes. Motion was seconded by L. Bergquist. Motion carried on a unanimous voice vote.
  - ii) J. Pantaleo moved to approve the July 26, 2006 minutes. Motion was seconded by M. Kress. Motion carried on a unanimous voice vote.
- b) Minutes of August 14, 2006
  - i) Minutes were not complete at the time of the meeting. Minutes will be submitted for approval at next meeting.
- c) Minutes of August 30, 2006
  - i) Minutes were not complete at the time of the meeting. Minutes will be submitted for approval at next meeting.

**4) TREASURER'S REPORT**

- a) Financial Status Report, Checkbook Register, delinquent dues
  - i) F. O'Neill noted there were no dues delinquencies.
  - ii) F. O'Neill requested that CC&R violations be submitted as a single email. L. Bergquist stated that she would consolidate the violations into a single document.
- b) Reserve review
  - i) L. Bergquist noted that a reserve base of \$350,000 was discussed at previous meetings. L. Bergquist moved to create a separate account in the books for the reserve fund with \$350,000 moved from the general account. Motion was seconded by J. Pantaleo. Motion carried on a unanimous voice vote.
- c) Check review & signing
  - i) Checks were presented to the board and signed.
- d) M. Litman position on Section 179 deductions was discussed. L. Bergquist noted that M. Litman stated that these types of deductions are personal deductions and did not apply to the Association. L. Bergquist stated she would send a letter to J. Miller detailing the response from the accountant.

**5) LANDSCAPING and BRIDLE PATH REPORT**

- a) Sunnysdale & 1<sup>st</sup> St. arena timers intermittent (under warranty)
  - i) First Street Arena timers work intermittently. Banging on the timer box can energize the sprinklers. C. Wilson will investigate.
  - ii) J. Weltsch also noted there were timer issues on Mellow, and will provide the address to J. Pantaleo.
- b) Sand bag installation placement & schedule
  - i) C. Wilson discussed the different milestones that need to be met to get the bags placed on or about Halloween.

- c) Purchase DG for Sunnydale/Azure/ all Cul-de-sacs
  - i) General discussion regarding the procurement of DG. J. Pantaleo will discuss quotes with C. Wilson outside the meeting.
  - ii) L. Bergquist moved to accept C. Wilson proposal for sand bag procurement, filling and placement in the amount of \$2375. Motion was seconded by J. Pantaleo. Motion carried on a unanimous voice vote.
- d) Use existing BP sand for remainder of bridle paths
  - i) C. Wilson explained that removing sand in place is not cost effective.
- e) Clear concrete swales and drains on common areas
- f) Landscaping contract still on a month-to-month basis.
- g) C. Wilson wanted to know how to handle homeowner's gate on Rambling near upper Nonchalant. No direction was given.
- h) C. Wilson noted raised concrete in the area of Nonchalant and Rambling. C. Wilson and J. Pantaleo will collect addresses and submit to city for resolution
- i) C. Wilson noted that there are stressed, dead and missing bushes along a number of the slumpstone walls in the neighborhood. C. Wilson and J. Pantaleo will collect addresses and provide to R. Pungrchar for CC&R violations.
- j) J. de la Torre noted a drain / catch basin on upper Rambling has standing water

#### **6) ORGANIZE SPECIAL MEMBERSHIP MEETING FOR NEW RULES**

- a) Signatures in excess of 15% of membership presented to Secretary
- b) Signature verification performed by O'Neill Associates
- c) Date selection & location availability
  - i) M. Kress directed to reserve a room at Hillside Middle School
  - ii) 17-19 October are acceptable dates
- d) Insurance certificate for meeting location
  - i) M. Kress directed to arrange insurance certificates as necessary for room rental
- e) Legal notification to membership
  - i) J. Pantaleo moved to forego formal notification to homeowners until monthly statements are sent out if signs are not sufficient. Motion was seconded by L. Bergquist. Motion carried with J. Pantaleo, K. Nies, L. Bergquist, J. Weltsch voting for the motion and M. Kress opposed.

#### **7) CC&R'S REPORT**

- a) BPHA CC&R Status Report and Active Items Report
  - i) CC&R Status Report was reviewed
- b) Verbal Appeals
  - i) 1893 Sunnydale: S Caswell
    - (1) Needs 30 days from today to correct the violation for parkway lawn. J. Pantaleo moved to suspend the violation for 30 days and to rescind the violation upon satisfactory completion. Motion was seconded by L. Bergquist. Motion carried on a unanimous voice vote.
  - ii) 1442 Mellow: C. Ceglia
    - (1) Homeowner has received a notice that her Split Rail Fence violation had been waived. She had requested and received a waiver of a Motor Home violation. R. Pungrchar will notify O'Neill Associates to correct the oversight.
    - (2) Homeowner requested clarification on vehicles allowed to park in the street. Board members that in general commercial vehicles should not be parked in the street or driveways.
  - iii) 1078 Mellow: C. Velazquez
    - (1) Homeowner appealed Motor Home violation. M. Kress moved to waive the fine and uphold the violation. Motion was seconded by L. Bergquist.

Motion carried with K. Nies, L. Bergquist, M. Kress and J. Weltsch voting for the motion, and J. Pantaleo opposed.

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

**8) ARCHITECTURAL REPORT**

- a) K. Nies noted that he is still working with the city guidelines and L. Markowitz to generate an acceptable list of parkway trees for the neighborhood.

**9) MOUNTAIN PARK / ARENAS**

- a) Fish/Game remediation status
  - i) Next remediation date is 24 September, 2006.
- b) Rambling storm drain repair update
  - i) J. Pantaleo informed the board of the repairs required to correct the improper installation of a drain between lower Rambling and the streambed next to Dog Alley. Dog Alley may need to be closed during the repairs. We should get four or five days notice.

**10) EVENTS COMMITTEE REPORT**

- a) Nothing to report.

**11) NEWSLETTER ITEMS**

- a) Update membership on Fish/Game status

**12) WEBSITE ITEMS**

- a) Special Rules Meeting when scheduled

**13) HOMEOWNER'S OPEN FLOOR (30 minutes)**

- a) Nothing to report.

**14) UNFINISHED BUSINESS**

- a) Nothing to report.

**15) NEW BUSINESS**

- a) Nothing to report.

**16) EXECUTIVE SESSION** Meeting moved to Executive Session at 10:02 pm by unanimous consent. Minutes of the session were recorded separately.

- a) The following Executive Session items were moved to the next meeting of the board.
  - i) Approval of Executive Session Minutes; August 14, 2006
- b) The following Executive Session items were placed before the board
  - i) CC&R Written Appeals
- c) Adjournment of Executive Session
  - i) Executive Session was adjourned by unanimous consent at 10:08 pm.

**17) ADJOURNMENT**

- a) Meeting was adjourned by unanimous consent at 10:10 pm.

Respectfully submitted,

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Michael J. Kress  
Secretary, Bridle Path HOA

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Date