

**Minutes of the
Bridle Path Homeowners Association
Board of Directors Meeting
September 27, 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, Leslie Bergquist, Michael Kress, and Juli Weltsch.

2) INTRODUCTION:

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

3) CC&R'S APPEALS

- a) Verbal Appeals
 - i) Board discussed responsibility to act on issues in homeowner backyards. Issues that come to the attention of the board through a written complaint by a neighbor with a written statement of actions already taken to resolve the issue will result in action from the board. Notice of this policy will be provided to homeowners as complaints are received.

4) SPECIAL MTG (10/18/06) UPDATE This agenda item was moved up in the agenda by unanimous consent.

- a) M. Kress noted that paperwork had not yet been submitted to the school district but expects to complete by 29 September.
- b) L. Bergquist moved to make ONeill Associates the inspector of the meeting. Motion was seconded by J. Pantaleo. Motion carried on a unanimous voice vote.
- c) M. Kress will verify proxy deadlines with F. ONeill.

5) HOMEOWNER'S OPEN FLOOR This agenda item was moved up in the agenda by unanimous consent.

- a) 1774 Rambling: E. Allen and J. Woods-Allen
 - i) Noted that the signs posted around the neighborhood announcing the meeting appeared to advocate the overturn of new rules.
 - ii) Voiced concerns regarding carts on the bridle path.
 - iii) Noted that the irrigation clocks at First Street and Sunnydale Arenas are still not working properly. J. Weltsch will talk to Connie. J. Weltsch also noted that one of the valves at the First Street Arena needs to be replaced.

6) RESERVE STUDY REVIEW / MODIFY

- a) Reserve Study was reviewed and several omissions were noted. Most noteworthy, one of the Meander arenas and the HOA truck were missing.
 - i) L. Bergquist was directed to revise the study to include all omissions.
 - ii) K. Nies has a .pdf version of the study and will send to board members.

7) EXECUTIVE SESSION Meeting was moved to Executive Session by unanimous consent at 10:03 pm. Minutes were recorded separately

- a) CC&R Written Appeals

- b) L. Bergquist moved to adjourn Executive Session. Motion was seconded by J. Pantaleo. Motion carried on a unanimous voice vote. Executive Session was adjourned at 10:39 pm.

8) ADJOURMENT

- a) L. Bergquist moved to adjourn meeting. Motion was seconded by J. Pantaleo. Motion carried on a unanimous voice vote. Meeting was adjourned at 10:40 pm.

Respectfully submitted,

Michael J. Kress
Secretary, Bridle Path HOA

Date