

**Minutes of the
Bridle Path Homeowners Association
Board of Directors Meeting
October 09, 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, and Michael Kress.

2) INTRODUCTION:

- a) Welcome Homeowners & Sign In
- b) Introduce Board
- c) Protocol for Open Floor
- d) Cancellation of 10/25 Board meeting
 - i) Cancellation was discussed based on the proximity to the Special Meeting, but this idea was rejected after noting that it would be needed to finalize election materials.

3) APPROVAL OF MINUTES

- a) Minutes of 7/10; 8/14; 9/11; 9/27
- b) Minutes of July 10, 2006
 - i) J. Pantaleo moved to waive reading of the minutes. Motion was seconded by K. Nies. Motion carried on a unanimous voice vote.
 - ii) J. Pantaleo moved to approve the minutes. Motion was seconded by K. Nies. Motion carried on a unanimous voice vote.
- c) Minutes of August 14, 2006
 - i) K. Nies moved to waive reading of the minutes. Motion was seconded by M. Kress. Motion carried on a unanimous voice vote.
 - ii) K. Nies moved to approve the minutes. Motion was seconded by M. Kress. Motion carried on a unanimous voice vote with J. Pantaleo abstaining.
- d) Minutes of September 11, 2006
 - i) M. Kress moved to waive reading of the minutes. Motion was seconded by J. Pantaleo. Motion carried on a unanimous voice vote.
- e) Minutes of September 27, 2006
 - i) J. Pantaleo moved to waive reading of the minutes. Motion was seconded by K. Nies. Motion carried on a unanimous voice vote.
 - ii) M. Kress moved to approve the minutes. Motion was seconded by K. Nies. Motion carried on a unanimous voice vote.

4) TREASURER'S REPORT

- a) Financial Status Report, Checkbook Register, delinquent dues
 - i) F. O'Neill noted savings and reserve balances. Also noted that one account was in collection.
- b) Reserve review
 - i) K. Nies was directed to contact the originator of the reserve study to get a cost estimate to update.
- c) Check review & signing
 - i) Checks were reviewed and signed.

5) LANDSCAPING and BRIDLE PATH REPORT (Jim)

- a) Sunnydale & 1st St. arena timers intermittent (under warranty)
 - i) J. Pantaleo noted that Irritrol timers have a five year warranty as advertised on their website. He will have Connie return all affected timers for warranty repair.
- b) Sand bag installation placement & schedule
 - i) DG and sand was delivered last weekend and bag placement should be started by October 15th.
- c) Landscape Manual
 - i) W. Seeley is working with J. Pantaleo on landscape manual. The result will formalize the common area maintenance responsibilities of the HOA and homeowner responsibilities.

6) ORGANIZE SPECIAL MEMBERSHIP MTG FOR EQUIN. RULES

- a) Insurance certificate for meeting location
 - i) F. ONeill noted that the necessary insurance paperwork for the meeting had been delivered to the school district.
- b) Print ballots; 1-10 issues
 - i) Ballot should have the verbiage of each rule and a space to vote to uphold or overturn. Should print 400 ballots.

7) CC&R'S REPORT

- a) BPHA CC&R Status Report and Active Items Report
 - i) Current status was discussed.
- b) Verbal Appeals
 - i) No verbal appeals were made to the board.

8) ARCHITECTURAL REPORT

- a) K. Nies noted that the list of approved parkway trees has been finalized. M. Kress will post on website.

9) MOUNTAIN PARK / ARENAS

- a) Next Mountain Park Workday will concentrate again on tree trimming and tree tobacco removal.
- b) Mountain Park Protocol will be completed soon. Expect to be able to provide protocol to the board in November.

10) EVENTS COMMITTEE REPORT

- a) Halloween Playday is October 28th. Need to make sure premium is on website.

11) NEWSLETTER ITEMS

- a) Results of Special Meeting
- b) New election process
- c) Maintenance item - keeping bridle path free of manure, leaves, pine needles, and any other debris is homeowner's responsibility.

12) WEBSITE ITEMS

- a) K. Nies moved to upgrade email capacity on board addresses. Cost is around \$30 per year. Motion was seconded by J. Pantaleo. Motion carried on a unanimous voice vote.

13) HOMEOWNER'S OPEN FLOOR (30 minutes)

- a) Nothing to report.

14) NEW BUSINESS

- a) New election process
 - i) November mailing needs to inform homeowners of election process.
 - ii) Bylaws mandate 3rd Monday of January to hold annual meeting of the homeowners. Since that is Martin Luther King Day, meeting was moved to Tuesday, January 16th, 2007. This sets the dates for the following milestones in the election process.
 - (1) Nomination form will be sent out in November mailing.
 - (2) Nomination forms must be returned by Friday, December 1st in order to be placed on the ballot.
 - (3) Inspector(s) of Election is appointed after December 1st and before December 15th.
 - (4) Ballots are mailed out on or before December 15th.
 - (5) Voting will be closed at some point in the Annual Meeting at which point no more ballots will be accepted.
 - (6) Results must be announced within fifteen days of the meeting.

15) EXECUTIVE SESSION Meeting moved to Executive Session at 9:37 pm by unanimous consent. Minutes of the session were recorded separately.

- a) The following Executive Session items were placed before the board
 - i) Approval of Executive Session Minutes; 8/14; 9/11; 9/27
 - ii) CC&R written and/or verbal appeals
- b) Adjournment of Executive Session

i) Executive Session was adjourned by unanimous consent at 10:13 pm.

16) ADJOURNMENT

a) Meeting was adjourned by unanimous consent at 10:15 pm.

Respectfully submitted,

Name

Date

Minutes take by Michael Kress, former Secretary
Approved by board (with date correction) 13-NOV-2006
Submitted by Eric Allen, current Secretary
24-NOV-2006