

Minutes of the Bridle Path Homeowners Association Biweekly Meeting

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| Date and Time: | 11 December 2006, 7:00 PM |
| Venue: | First Street Café |
| Attendees: | Ken Nies, Jim Pantaleo, Julie Weltsch, Leslie Bergquist, Eric Allen |
| Minutes Taken by: | Eric Allen |

- **Call to Order** -- 7:16 PM Jim Pantaleo called meeting to order.
- **Introduction** -- Done.
- **Approval of Minutes** -- See Motions #1, 2.
- **Treasurer's Report** -- Fran absent tonight due to illness.
 - See Motion #3.
 - Leslie -- We need a web calendar available for disclosure items, et cetera, for which board is responsible to notify the homeowners. I said I was working on that now.
- **Landscape and BP report** --
 - Connie absent.
 - Jim -- Got a 3rd quote for tree trimming, \$39K. (More than 2X of the best quote. See last meeting's minutes)
 - True Green (the less expensive company) is doing \$120/tree.
- **New Election Process Report** --
 - Jim -- No opposition to rules by mail or phone. Format for ballot already created and approved by out-contracted lawyers. Fran will send ballots out with an enclosed return-postage-paid envelope. Instructions are on the ballots themselves. The package will include an instruction letter, as well. Jim contacted Hillside middle school for meeting for election.
 - Election Meeting -- Will include State of Association report, Arena and Trails Committee accomplishments for the year, and Events Committee accomplishments for the year.
 - Nominations for candidacy for board members closed as of December 01. No nominations possible at the annual meeting.
 - Meeting at 8:00 PM, polls closed at 8:30 PM (or at whatever time the Inspector of Election determines is appropriate). Inspector of Election will count ballots at the meeting since it is an open meeting of the membership and that is what the ballot counting process requires.
 - See Motion #4.
- **CC&Rs Report** --
 - Barbara Blanco -- CC&R appeal. Barbara says, "In 1992 I was told to get rid of the dead tree." In 2006 she received a notice to replace the tree. Jim Pantaleo said that the current board trying to be uniform in requests of homeowners to replace trees. See Motion #5.
- **Architecture Report** --
 - Robert Anderson of 208 Meadow Mist Court -- Robert says, "Contractor went bankrupt, got money back, 1250 sq ft addition." Wants to get building re-approved again by current board. Jim says city won't allow accessory bldg that looks diff from house. Metal buildings only allowed if it is a barn. Accessory buildings cannot be >30% of size of house (in square footage). Intends it to be 30 x 40 ft. *** Secretary's note -- Look up "50 feet from house" ordinance regarding horse facilities. ***
 - Sue asked if there is an approval for 493 Bliss for 8 ft wall.

- **Mountain Park/Arenas --**
 - See Motion #6.
 - BP Mountain Park Restoration, Maintenance, and Development Protocol -- Board members other than Julie need to study it more before approving.
- **Homeowners Open Floor --**
 - Sue wants note in the newsletter about not parking on Bridle path.
- **Meeting Adjourned at 10 PM --** Venue closing. We did not have enough time to get to the remaining agenda items, except for check signing.

Motions Table

| Motions | Seconded* | Vote |
|---|------------------|--------------------|
| 1. Jim Pantaleo -- Waive the reading of minutes of October 25 and approve. | Leslie Bergquist | Passed Unanimously |
| 2. Jim Pantaleo -- Waive the reading of minutes of November 13 and approve with the edits made by Ken Nies. | Leslie Bergquist | Passed Unanimously |
| 3. Jim Pantaleo -- Allocate \$2/month/home of any dues increase next year to become a funding-feed for the reserve fund to replace funds used from the reserve fund to do repair on arenas and other expenditures funded from the reserve fund. | X | Passed Unanimously |
| 4. Jim Pantaleo -- O'Neill and Associates will be Inspector of Elections. | Leslie Bergquist | Passed Unanimously |
| 5. Leslie Bergquist -- Reject Blanco appeal (Passage means Blanco must replace tree.). | Jim Pantaleo | Passed Unanimously |
| 6. Leslie Bergquist -- appoint Julie Weltsch the "Mountain Park Chairperson" | Julie Weltsch | Passed Unanimously |

* X means that a board member seconded the motion but the minute-taker did not record that board member's name.