

Minutes of the Bridle Path Homeowners Association

Date and Time:	08 January, 2006, 7:00 PM
Venue:	First Street Family Restaurant
Attendees:	Ken Nies, Jim Pantaleo, Leslie Bergquist, Eric Allen, Juli Weltsch
Minutes Taken by:	Eric Allen

- **Call to Order** -- 7:13 PM Jim Pantaleo called meeting to order.
- **Welcome and Homeowner Sign-in** --
 - Jim introduced board.
- **Approval of Minutes**
 - See motion #1.
 - See motion #2.
- **Landscaping and Bridle Path Report**
 - Jim talked about vandalism to mailboxes and fences on Azure.
 - Jim and Connie talked about Connie's contract needs signing by Board. Jim wants to rewrite the contract.
- **Treasure's Report**
 - See motion #3.
 - Board discussed raising Homeowner dues by \$3. \$2 of this will go to the BPHOA Reserve Fund.
 - Leslie Bergquist went over the projected budget for 2007.
 - See motion #4.
 - See motion #5.
- **Election Process Report**
 - Fran says we have a quorum. 166 ballots returned, 6 without signing. Fran will get the 6 homeowners to sign. 353 homes represented for proxy/quorum purposes.
 - Fran will give out ballots to people who show up who lost ballots and who have not already returned one. Inspector of Elections will count ballots collected by 8:15 pm.
- **CC&R Report**
 - Leslie Bergquist says "Nothing for open floor discussion."
- **Architectural Report**
 - Ken Nies says 48 architectural submittals in the last year.
 - Daran Paone asked about published architectural guidelines. Ken notes that Don/Daran Paone wanted to change fence to include brick pilaster. Architecture Committee denied request.
 - Changes to fencing need Architecture Committee approval. Much is subjective. Wood already exists as fence material (in the Bridle Path) so the presumption is that wood in an approved material.
 - We will talk about new fencing at the annual meeting.
 - We will give Hazlewood's complaint about dirt coming from 1406, 1420, 1434 Rambling backyard to Russ to pursue as a CC&R violation.
- **Newsletter**
 - Jim Pantaleo says we need to make sure we have mandatory notifications in the newsletter. These include the budget, the dues increase, the election outcome, Bridle Path insurance, and collections.

- Also include vandalism cost, clear drains, and negligence assessments for DG replacement where clogged drains result in rain water runoff-damage to the Bridle Path.
- The web site has not done yet in ASP. We will keep the hard coded web site until the webmaster can complete the ASP website.
- Searchable version of the CC&Rs we will go up on the web site when I complete the OCR.
- **Homeowner's Open Floor**
 - Gloria and Barrie Mogg of 517 Azure Hills asked about concrete fencing whether it is BP's responsibility or homeowners' responsibility. The Board said that it is Bridle Path's responsibility. The Moggs thought it would be a good idea to take old ones to use in their fence. We said they could not move the concrete fencing due to the extreme weight and fragility of the beams.
 - Janice wanted to know who would give report at Annual Meeting. Board says it is up to Janice or Nancy as chair-people.
 - Janice wanted to know about "cart rules". Board says Carts are not allowed in Mountain Park
 - Jim Pantaleo says trees in Meander arena need trimming. We will do mini trim. In March, we will get a real trim by commercial group

Motions Table

Motions	Seconded*	Vote
1. Jim Pantaleo -- Waive reading of minutes of December 11 and approve content.	Juli Weltsch	Passed Unanimously
2. Jim Pantaleo -- Waive reading of minutes of December 15 and approve content.	Juli Weltsch	Passed Unanimously
3. Leslie Bergquist moved to allocate \$10,600 + 10% to insurance for next fiscal year.	Juli Weltsch	Passed Unanimously
4. Leslie Bergquist moved to raise dues for BPHOA to \$28, with \$2 of it to go to Reserve Fund.	Jim Pantaleo	Passed Unanimously
5. Leslie Bergquist moved to accept the proposed budget for 2007.	Jim Pantaleo	Passed Unanimously

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