

Meeting minutes 2007-01-16 Annual Homeowners' Meeting

Attendees - Ken Nies, Jim Pantaleo, Julie Weltsch, Leslie Bergquist, Eric Allen

Eric Allen took meeting minutes.

1. 8:09 PM meeting called order by Jim.
2. Jim introduced board. Gave Leslie Bergquist flowers.
3. Jim talked about Davis-Sterling Act. Secret Ballot.
4. Fran says over 200 ballots returned. Have quorum using some proxy from last year to make quorum. Fran says ballots still sealed and invited anyone to come inspect. 2 minutes to close of balloting.
5. Jim Pantaleo says over 7 mi of BP, 7 arenas, 15 mi of Mt. Park trails. Thanks to volunteers, certificates and a Starbucks Coffee cards.
6. Thanks to Les Wilcox for volunteering over the years. Retired to BP from law enforcement. Moving to AZ. Married to Terri 64 years.
7. Les spoke about past volunteers.
8. Eric read minutes. Eric moved to approve as amended. Jim 2nd, vote unanimous.
9. Leslie noted we were \$46K[?] in black as of now. Last year was in hole (get numbers from Leslie Bergquist). Noted \$3 increase of dues, \$1 for operating and \$2 to go to Reserve Fund.
10. Ken noted 50 applications for applied for in the last year. Most approved. Didn't accomplish everything set forth last year, but are making progress. Noted Lynn Markowitz for helping. Thanked Penny and ? for assistance.
11. Leslie Bergquist CCR chair. Noted Russ, Theresa, and Esther were on CCR committee. Said Russ maid job a personal experience. 250 violations issued during 2006.
12. Jim Pantaleo gave landscape report. Thanked HJ Landscaping for work done in BP. Want to get landscape protocol completed for this year. Smart controllers for landscaping. Can save 40% of water bills using that technology. 10% ? of cost of HOA is paying for water. Callegos water district has incentives to have such technology put in place. Neighborhood trails cleaned up. Weed abatement during fire season went well (hand cleared). Vandalism over the year. Cost us 60 rails, some arrests made. Completed major tree pruning on Azure, Sunnydale, view lots, Sunnydale st, and all trees in 1st st arena area. Budgeted \$5500, spent ~\$14K.
13. Julie Weltsch introduced Jennifer de la Torre to give Mt. Park report. Complete a protocol to address Mt. Park, approved October 2006. Got comments & revisions, on web site, awaiting board approval. Good working relationship with Fish & Game now. Protocol tells future boards and volunteers what to do in Park. Dominick Schmidt worked on trails with tractor. Did an excellent job, contentious. Goals for 2007 replace picnic tables, put in Les Wilcox picnic area under big Oak Tree, Landscape area around bathrooms. Volunteers save BPHOA \$50K this year.
14. Janice gave Arena and Trails committee report. All people on A&T are horse owners and riders. All diff disciplines. Safety, maintenance & reliability of arenas and trails. Supports Mt Park and Events Committees. A&T identified what the arenas and facilities were made from, what they are used for. Petitioned board for new harrow. Got new harrow. Got sprinklers replaced and repaired. Looking at upgrading Meander arena in 2007. Cleared excess sand at Meander round pen, made trotting track outside round pen. Moved sand at middle arena at 1st St. Created an arena watch group to watch conditions of each arena. Want to trim trees in Meander arena. Take calls from homeowners; participate in Mt Park work days, marked trees on BP for trimming. Horse cart rules & recommendations. Tips & tidbits for horses and their humans in newsletter. Phased arena repair program, enlarge cement pad, electricity in arena areas.
15. Collette Lobo headed up Events for 2006. Chaired events committee for the year. Hosted both equestrian and non-equestrian events. Read mission statement. 2 playdays, several fund raisers, garage sale, ferrier & vet clinic, dog clinic, bar b q & dance, d-rings, jump poles, list of other items numerous. Collette resigned since must take care of parents as well as 3 kids.
16. Jim brought up white vinyl fencing as a thing we need to get homeowner's impression.
17. Brian Herman ? German? design custom homes. Doesn't like vinyl fencing. Some want change. Some say fence holds community together, gives continuity. Stockyard on Temple? Have 10 ft lengths of the split rail fences. Penny noted that the people in Pacoima have vinyl fences. Don't stand up to horses and kids. BP used to stockpile rails. Penny says

we should have a split rail stockpile for people tearing them out. Jennifer doesn't like vinyl fences. Most voted to keep the split rail fences.

18. Petition at back to sign for a sign on 1st St. Call cops for speeders on street and 1st St.
19. No bicycles in Mt Park. Note for newsletter.
20. Question about path from 1st behind houses. Was a non-exclusive easement. Developer failed to get it recorded. Association went through getting azure to 1st linked. Fought in court. Developer sold homeowners a lot, then took path out of homeowner lot. Court disagreed with developer.
21. Dues raise? March 1st. Nonchalant vandalism, mail boxes, pumpkin through window. Newsletter item about vandalism, reporting.
22. 5 members on ballot were voted on to board for 2007.,
23. Offices assigned to Board Members
 - a. Juli nominated Jim as President, Leslie 2nd, unanimous vote for Jim as President.
 - b. Juli nominated Ken as Treasurer, Leslie 2nd, unanimous vote for Ken as Treasurer.
 - c. Juli nominated Andrew as Assistant Secretary, Leslie 2nd, unanimous vote for Andrew as Assistant Secretary.
 - d. Jim nominated Eric as Vice President, Juli 2nd, unanimous vote for Eric as Vice President.
 - e. Ken nominated Juli as Secretary, Leslie 2nd, unanimous vote for Juli as Secretary.
 - f. Board member nominated Juli as Mountain Park Chair, Board member 2nd, unanimous vote for Juli as Mountain Park Chair.
 - g. Jim nominated Ken as Architecture Chair, Juli 2nd, unanimous vote for Ken as Architecture Chair.
 - h. Juli nominated Jim as Landscape Chair, Leslie 2nd, unanimous vote for Jim as Landscape Chair.
 - i. Juli nominated Andrew as CC and R Committee Chair, Leslie 2nd, unanimous vote for Andrew as CC and R Committee Chair.
24. Meeting adjourned at 10:08.