

MINUTES OF
BRIDLE PATH HOMEOWNERS ASSOCIATION
JANUARY 31, 2007

- 1) **CALL TO ORDER @ 7:07 p.m**
- 2) **INTRODUCTION:**
 - a) Welcome Homeowners & Sign In
 - b) Introduce Board: New Member, Andrew Steinfeld (present); Ken out of town; Jim Pantaleo, Eric Allen and Juli Weltsch present.
 - c) Protocol for Open Floor
- 3) **APPROVAL OF MINUTES**
 - a) Minutes for 1/8/2007 will be available at next meeting
 - b) Minutes for 1/16/2007 (annual meeting) will be approved at next years annual meeting but E. Allen will post in draft form on website
- 4) **TREASURER'S REPORT (K. Nies)**
 - a) None K. Nies absent
- 5) **DIRECTOR & COMMITTEE CHAIR ASSIGMENTS (from 2007 annual mtg)**
 - a) Jim Pantaleo: was voted President & Landscape Committee Chair
 - b) Eric Allen: was voted Vice President & Newsletter/Website Committee Chair
 - c) Ken Nies: was voted Treasurer & Architectural Committee Chair
 - d) Juli Weltsch: was voted Secretary & Mountain Park Chair; Events, Arenas/Trails, and MP Restoration Committees report up to Juli.
 - e) Andrew Steinfeld: was voted Asst. Secretary & CC&R Chair: Because of the hours required to serve on the board and complete the work associated with the committees assigned to him and because of his career and family obligations, A. Steinfeld chose to resign.
 - f) Selection of Committee Members for 2007: All committee members will be selected next month
- 6) **2007 BOARD PROCEDURES**
 - a) Meeting schedule for 2007 will continue as last year: first meeting on the second Monday every month at First St Family Restaurant and every last Wednesday at J. Pantaleo's House.
 - b) Meeting attendance is important
 - c) Emails
 - i) Only the appropriate committee chair shall reply and cc the entire board and make sure you keep the string attached
 - ii) Email is not considered legal notification to the board as per our bylaws. All architectural requests, CC & R appeals, etc. must not be emailed to the board.
 - d) Phone calls to BP voice mail currently go to J. Pantaleo's house and will be forwarded to appropriate committee member.
 - e) CC&R contact phone number will be assigned to new board member who assumes A. Steinfeld's responsibilities.
 - i) Appeals must be in writing or at a board meeting.
 - f) Architectural submissions & approvals/denials
 - i) In writing not email
- 7) **LANDSCAPING and BRIDLE PATH REPORT**
 - a) Landscape Protocol is a high priority and will be completed this year

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- b) Estimates on smart controllers are about \$2000 per controller. Currently we use approximately 7 controllers in the neighborhood. J. Pantaleo was able to obtain a 50% discount and is working on incentives from the Water District.

8) CC&R'S REPORT (R. Pungrchar)

- a) BPHA CC&R Status Report and Active Items Report
- b) 1 Verbal Appeal: Jim requested homeowner to send complaint to board in writing and we will send CC & R notice.
2 Written Appeals: Appeals resolved.
- c) Split rail fencing
 - i) Homeowners surveyed at annual meeting regarding split rail fences: consensus was that split rail cedar should stay and new materials will not be allowed.
 - ii) R. Pungrchar did a physical survey of neighborhood looking for the diagonal split rail and permanent pilasters. 31 homes are on the list and some are in the process of being remedied, others will be discussed in executive session.
 - iii) Discuss conversations with attorneys in Exec Session

9) ARCHITECTURAL REPORT (K. Nies)

- a) None; Ken absent
- b) Need ARC data base

10) MOUNTAIN PARK / ARENAS (J. Weltsch)

- a) Storm drain repair done by city behind First St arenas are finished and look great. Both J. Pantaleo and J. Weltsch checked the area.
- b) J. Pantaleo made a motion to replace lost homeowners key by city contractor at no charge. J. Weltsch seconded and motion was passed unanimously.
- c) MP protocol was presented to the board and J. Weltsch moved to adopt the Mountain Park Protocol, J. Pantaleo seconded, motion passed unanimously.
- d) Major project for MP Restoration Committee will be to map out water & electrical in MP and 1st St. Arena areas.

11) EVENTS COMMITTEE REPORT (J. Weltsch)

Report will be given in March.

12) NEWSLETTER ITEMS

- a) Email not official means of communication
 - i) Not for CC&R appeals
 - ii) Not for Arch plan submissions, approvals/denials
- b) General consensus of split rail fencing survey at annual meeting and split rail should be restored and maintained as was installed by developer
- c) Missing parkway trees notice

13) WEBSITE ITEMS

- a) Annual Calendar (mtgs, critical due dates, events, etc.)

14) HOMEOWNER'S OPEN FLOOR: homeowners spoke as noted above and

Homeowner suggested that open floor be moved to the beginning of the meeting. J. Pantaleo made the point that the board meetings are not homeowner open floor meetings so if the open floor is moved to the beginning of the board meeting there

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will be a time restriction and each speaker will have limited time to present their issue. The board decided to move the Homeowner's Open Floor following approval of the minutes.

With the resignation of Andrew Steinfeld, J. Pantaleo moved to appoint Russ Pungrchar to the board to replace the vacant seat. J. Weltsch seconded and motion was approved unanimously.

General Session was closed at 8:40 p.m.

Respectfully submitted,

Juli Weltsch
Secretary, Bridle Path HOA

Date