

Board Meeting Agenda
Bridle Path Homeowners Association
April 09, 2007

1. Call to order: E. Allen called meeting to order at 7:25 p.m. J. Pantaleo is absent; J. Weltsch, K. Nies, R. Pungrchar, and E. Allen are present.
2. Introduction: E. Allen welcomed homeowners.
3. Minutes: E. Allen moved to waive reading & approve minutes, J. Weltsch seconded. Motion passed unanimously.
4. Homeowners Open Floor

Esther Mead asked not to encourage people to race their go-carts in their backyard and asked for a darker font on the newsletter.

Sue Fleczok asked to add to newsletter to spay or neuter your animals, especially if you let them roam.

Janice Woods-Allen sold the brush hog and harrow for \$300 and gave money to Ken. Asked that notification of work on arenas should be in newsletter until work is done. All they are waiting for is a start date from Dominic. J. Weltsch will arrange.
5. Treasurer's Report (Ken)

Telesis is online except we will write checks from the old account until next month.

Telesis will come next month to talk to us about investment account options.

K. Nies moved to separate the VBS account into one reserve account and one operating account. E. Allen seconded, motion passed unanimously. Ken will instruct VBS to separate the accounts.

Ken and Fran are working on the 06/07 fiscal year end financials then the taxes will be done.

Ken will also put together a year-end analysis of budget versus actual expenditures.
6. Landscaping and Bridlepath report (Jim)
 - a. Connie removed gravel bags on path to Meander gate.
 - b. R. Pungrchar discussed city municipal codes and asked that homeowners be notified that hedges lining driveways must not be above Simi Code allowable height.
 - c. Connie needs rails and paint. J. Pantaleo will order.
 - d. Connie has stopped dragging arenas due to broken harrow.
 - e. Connie discussed islands and water issues. Connie will plant ivy geraniums on islands until board decides whether or not to re-landscape those areas.
7. CC&R Report (Russ)

R. Pungrchar asked the board to reconsider the CC & R fine schedule. He commented that it was outdated. The board will consider next meeting.
8. Architecture Report (Ken)

Homeowner asked to note 1458 Mellow Lane to check for architectural approval on work currently being done.

R. Pungrchar suggested seeking legal council on homeowner @ 1728 Meander currently building without permits or architectural approval.

9. Mountain Park / Arenas (Juli)
 - a. Park service has been notified that Gates 5, 6, and 7 are not operational. Fran is looking to see what agreement we have with them. We will wait 30 days for park service to repair the gates and then decide if we want to repair them ourselves.
 - b. Gates 1 is working properly and Jim will fix Gate 4.
 - c. Waiting on bid from Tru Green for trimming trees around Meander large arena.
10. Events Committee (Juli, Jennifer)

Events committee is still finalizing schedule and will provide to E. Allen in time for next newsletter.
11. Arena & Trails update was given by Janice Woods-Allen during Homeowners open floor.
12. Newsletter/Website (Eric)

E. Allen updated calendar on website and is working on disclosures calendar and will post to website before the next meeting.

K. Nies asked to add minutes and newsletters to website as well.

R. Pungrchar asked to put next free dump day in newsletter.
13. E. Allen moved to close Open Session at 9:28. J. Weltsch seconded, motion passed unanimously.

E. Allen reopened general session at 10:01.

Due to manpower issues, R. Pungrchar moved to scratch the plan to rent a trailer on May 20th to take trash from the common areas to the dump and rent a dumpster instead. J. Weltsch seconded, motion passed unanimously. J. Weltsch will order the dumpster.

E. Allen closed general session at 10:18.

Executive Session

1. E. Allen called Executive Session to Order at 9:28.
2. J. Weltsch moved to begin meetings at 7:30, R. Pungrchar seconded, motion was passed unanimously. J. Weltsch asked E. Allen to put notice to homeowners in newsletter of the 7:30 start time.
3. E. Allen moved to waive the reading and approve the minutes. R. Pungrchar seconded, motion passed unanimously.
4. No CC&R written or verbal appeals.
5. Criminal Mischief case was briefly discussed but homeowner did not attend meeting so we will discuss the issue if and when homeowner attends meeting.
6. E. Allen moved to adjourn Executive Session @ 9:45, J. Weltsch seconded, motion passed unanimously.