

**BOARD MEETING MINUTES
BRIDLE PATH HOMEOWNERS ASSOCIATION
MAY 14, 2007**

1. **CALL TO ORDER:** 7:58 p.m. Board members in attendance: Jim Pantaleo, Eric Allen, Ken Nies, Russ Pungrchar, and Juli Weltsch. Also in attendance are Fran O'Neill and Connie Wilson. Committee Heads present: Janice Allen (Arena & Trails) and Jennifer de la Torre (Events & Mountain Park Restoration)
2. **WELCOME HOMEOWNERS** (J. Pantaleo) Welcome and sign in, board members introduced
3. **APPROVAL OF MINUTES**
 - A) Minutes of April 9, 2007 meeting will be approved at meeting on June 11, 2007.
4. **HOMEOWNERS OPEN FLOOR**, restricted to 5 minutes per homeowner. Homeowners in attendance: Nancy Reeves, Jennifer de la Torre, Sue Fleczo, Janice Allen, Jean Watts, Janice Augusteijn, Esther Mead, and Mike Williams.
 - A) Jean: Gates 5, 6, 7 are still open; bathrooms are not operating at First St Arena.
 - B) Mike Williams: Going to get Neighborhood Watch activated on Nonchalant
5. **TREASURER'S REPORT (K. Nies)**
 - A) BPHOA is still transitioning from California Oaks Bank to Telesis Credit Union.
 - B) We have a new CPA Alan Moskowitz who will file an income tax extension and then will compile our annual financial statement and income tax returns.
 - C) K. Nies stated that we need to look at reserve expenditures and reallocate. (Need to justify reserves)
 - D) Must review reserve study annually. K. Nies will begin itemized review over the next couple of months.
 - E) F. O'Neill will send out copies of 2006-2007 year end info.
 - F) K. Nies moved to send delinquent homeowners to collections, E. Allen seconded. Motion was passed unanimously.
6. **LANDSCAPING REPORT (J. Pantaleo)**
 - A) J. Pantaleo reported that the sand bags have been removed from the bridle path and the Meander arena trees have been pruned and 3 were removed.
 - B) Connie mentioned that there was a dead pine 1217 Mellow Lane in the parkway. Connie will price out cost to remove.
 - C) Connie submitted proposal to re-landscape Mellow & Nonchalant entrance islands.
 - D) Weed abatement is estimated to be completed 5/16/07 and although there was additional work needed this year, we were able to obtain the same price as last year.
 - E) Arena & Trails committee asked Connie to drag all arenas except dressage arena until N. Reeves has had a chance to explain to maintenance crew how to drag dressage arena properly.
7. **CC & R REPORT (R. Pungrchar)**
 - A) R. Pungrchar mentioned he received a lot of responses regarding shrub height codes that were stated in the last newsletter.
8. **ARCHITECTURAL REPORT (K. Nies)**
 - A) K. Nies reviewed new architectural requests.
 - B) J. Pantaleo asked K. Nies & R. Pungrchar to check on structure going up in back yard of 1796 Rocking Horse.

9. **MOUNTAIN PARK** (J. Weltsch)

- A) Picnic tables were smashed at Bus Canyon half way point, so J. Weltsch stated that picnic tables that were approved by board would not withstand the vandalism that is occurring regularly. She stated that cement picnic tables would be better and suggested that we try one and see how it withstands vandalism before replacing all tables. She will have costs for next meeting.
- B) Gate 4 was vandalized again and padlock was replaced and trail clearing in the Mountain Park is nearly complete.
- C) J. Weltsch will call GI to see what it would cost to have a dumpster at First Street for trash and recycling and what are weekly pick up fees.
- D) N. Reeves mentioned that non-residents have been seen unescorted in the Mountain Park and asked E. Allen to post something in the newsletter.
- E) E. Allen showed pictures of a sump pump located in creek bed leading to 2022 Casual Court. Juli will notify Fish & Game to ask if they can issue a violation.

10. **ARENA & TRAILS** (J. Allen)

- A) Arena refurbishing is approximately halfway done. Dressage, Jump, 1st St. round pen and Meander round pen are finished. The #2 arena, gymkhana and Sunnydale arenas will be completed by mid - June.
- B) J. Weltsch will call plumber to fix 1st St. arena toilets

11. **EVENTS COMMITTEE** (Jennifer de la Torre)

- A) The next Mountain Park workday is may May 20 the team will pick up & dump trash. . The St. Jude ride was very successful.
- B) Eric will post the months events in each newsletter.

12. **NEWSLETTER ITEMS** (E. Allen)

- A) J. Pantaleo please send newsletter to board to review by the 25th of every month.
- B) Submissions deadline is now the 15th.

13. **WEBSITE ITEMS** (E. Allen)

- A) E. Allen is working on the new website and it should be up in a few weeks. It will be reviewed by board before posting to homeowners.

14. J. Pantaleo moved to close open session, K. Nies seconded and motion was passed unanimously. **OPEN SESSION CLOSED @ 9:30 p.m.**

Respectfully submitted,

Juli Weltsch
Secretary, Bridle Path HOA

Date