

**Minutes for Board Meeting of the
Bridle Path Homeowners Association
June 11, 2007**

- 1) **CALL TO ORDER at 7:48 p.m.**
- 2) **INTRODUCTION:**
 - a) Welcome Homeowners & Sign In
 - b) Introduce Board: Jim Pantaleo, Russ Pungrchar, Ken Nies, and Juli Weltsch present. Eric Allen absent.
 - c) Protocol for Open Floor
- 3) **APPROVAL OF MINUTES**
 - a) J. Weltsch moved to waive reading of the April 2007 minutes. K. Nies seconded and motion was passed unanimously. J. Weltsch moved to approve April 2007 minutes. K. Nies seconded and motion was passed unanimously.
 - b) J. Weltsch moved to waive reading of the May 2007 minutes. K. Nies seconded and motion was passed unanimously. J. Weltsch moved to approve May 2007 minutes. K. Nies seconded and motion was passed unanimously.
- 4) **HOMEOWNER'S OPEN FLOOR(15 MINUTES)** In attendance: Michael Kress, Nancy Reeves, Don & Daran Paone, Sue Fleczonek, Jennifer de la Torre, Esther Mead, Peggy Miller.
 - Michael Kress stated that the font in newsletter is hard to read. He suggested using century schoolbook, comic sans, times new roman, or arial.
 - Michael also mentioned that a pro forma budget for the reserve fund is required to be distributed to homeowners.
 - Michael suggested that homeowners' open floor be moved after Treasurer's Report and Landscaping Report.
 - Peggy Miller requested information on what steps the board was taking to reprimand Homeowner at 1648 Meander for work that was done using the Bridle Path between Meander and Gate 4. Much discussion ensued; the board stated that there would be no action taken at this time.
 - Peggy Miller asked the board what was happening with their driveway re: repairs. The board responded asking what, if any remedy was needed. The board agreed to make an effort to get cooperation from Homeowner Foran to allow access to pipe in his yard.
- 5) **TREASURER'S REPORT (K. Nies)**
 - a) Check review & signing will be done in executive session.
 - b) Status: Financial Statement still in progress.

- c) Status: Tax return extension has been filed and we now have until Sept. 15, 2007 to file. The new CPA is on board and is working on the return.
 - d) Ken moved to send the outstanding balance (\$208.00) due from Homeowner Hafey to collection. J. Pantaleo seconded and motion passed unanimously.
 - e) Ken moved to approve forward legal action of Homeowner Comeaux onto the new owner, J. Pantaleo seconded and motion passed unanimously.
- 6) LANDSCAPING and BRIDLE PATH REPORT (J. Pantaleo)**
- a) Azure/Sunnydale has rails & posts that are down and we are now back in stock on rails & posts. J. Pantaleo will get more paint.
 - b) Dead pine on Mellow: Russ will check ownership and then send CC & R notice.
 - c) Landscape contract: J. Pantaleo will set meeting with HJ Landscape within the next 30 days to work out new contract.
 - d) All fire clearance is done.
- 7) CC&R'S REPORT (R. Pungrchar)**
- a) Dennis Foran asked that the BPHOA remove the electric gate that is on his property. The board agreed that this was not the responsibility of the BPHOA.
 - b) Homeowner Miller stated in response to the CC & R violation regarding his brick pilasters that he had verbal approval from Les Wilcox and Tom Stanley (both former board members).
 - c) Homeowner who wanted to grass over his bridle path was denied
- 8) MOUNTAIN PARK / ARENAS (J. Weltsch)**
- a) Status: Arena maintenance/improvements project is finished. Final costs will be submitted to F. O'Neill.
 - b) Status of gates 5, 6, 7: Call Park Service and see if we can get a date when they can repair the gates and if not we will effect the repairs and send them a bill. Then call Fence Factory, etc
 - c) Gate 3: get price to replace
 - d) Sump Pump: ask homeowner remove
 - e) Tree House: JW will remove wood.
 - f) Mountain Park Plant List: Created by Maryanne Campbell will be added to Mountain Park Protocol and posted on the web.
 - g) Sunnydale sprinklers / no power to box: J. Pantaleo stated that the battery runs the box and must be replaced regularly.
 - h) J. Weltsch stated that the bathroom at First St. would be repaired by the weekend.

- i) Homeowner requested installation of a gate between Challenger Park parking lot and first street arena area. J. Weltsch will price out the cost and check with Parks & Recreation Dept.

9) EVENTS REPORT(J. de la Torre)

- a) Astronomy Night will be in July
- b) Rick Massa will run a scavenger hunt for kids this summer
- c) Garage Sale will be this summer.
- d) Board agreed signs to entrance to Bridle Path can be “Bridle Path Equestrian Estates”.

10) ARCHTECTURAL REPORT

- a) a) 3 submissions this week

11) CLOSE GENERAL SESSION @ 9:24 p.m.

Close of general session J. Pantaleo moved to close general session, R. Pungrchar seconded and motion passed unanimously.