

**Minutes of the  
Bridle Path Homeowners Association  
Board of Directors Meeting  
July 16, 2007**

**CALL TO ORDER:** E. Allen called the meeting to order @ 7:43 p.m. Board members present: Ken Nies, Eric Allen, Juli Weltsch, and Russ Pungrchar. J. Pantaleo was absent.

**APPROVAL OF MINUTES:** J. Weltsch moved to approve minutes from June 11, 2007, E. Allen seconded, motion passed unanimously. J. Weltsch will have minutes from June 11, 2007 at next meeting to submit to Fran O'Neill.

**HOMEOWNERS OPEN FLOOR:** Homeowners present: Nellie Attias, Esther Mead, Sue Fleczonek, Dennis Foran and Peggy Miller.

- Nelida Attias appealed to the board to approve her Pool Room. The board decided that we may need more information before granting approval and Nellie will submit samples of stucco, roof tile, trim paint etc. She said the city had approved her plans and the city inspector's name was Kenny Buxbaum, Building Inspector, 805-583-6056, [kbuxbaum@simivalley.org](mailto:kbuxbaum@simivalley.org).
- Sue Fleczonek stated that Homeowners in Restful Court cul-d-sac and Peaceful Court cul-de-sac shot off fireworks on the Fourth of July. The fire dept. and police dept. were both called but there was no response. The board agreed to put warnings in the newsletter next July to warn homeowners not to ignite fireworks in the neighborhood.
- Sue also asked that homeowners be prevented from putting out their old furniture in their driveway with for sale sign – that is what the garage sale is for.
- Peggy Miller asked that the copy of the easement recap be sent to all homeowners every year. The board agreed to discuss it and get back to her. She also asked that the recap be provided in the new homeowner packet. She asked to discuss additional items during executive session.
- Dennis Foran asked to meet during executive meeting.
- Peggy Miller asked the board what was going on regarding the driveway/culvert. Dennis Foran gave permission to Peggy Miller to send an inspector into his yard to examine the pipeway that runs under the drive leading to Miller's property and the Mountain Park.
- Peggy also asked what the board has done to enforce the Bridle Path / Miller easement agreement. The board stated that we are still researching the issue.

**TREASURER'S REPORT: (K. Nies)**

- Fran distributed the Financial Statements by mail and K. Nies asked Fran O'Neill to provide a statement showing Last Year vs. Budget and J. Weltsch asked for Last Year vs. Prior Year. Fran will provide data.
- K. Nies moved to approve the Financial Statements, R. Pungrchar seconded, motion passed unanimously. The board decided to send it out with the next newsletter.
- K. Nies stated that the taxes would be done before September 15<sup>th</sup>.
- E. Allen made the motion to make delinquency dates based on the date the payment was received not the date of postmark. J. Weltsch seconded, motion was passed unanimously.
- R. Pungrchar made a motion to send item 4 A & B to ALS for collection. E. Allen seconded and motion passed unanimously.

**LANDSCAPING and BRIDLE PATH REPORT: (J. Pantaleo Absent)**

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**CC&R'S REPORT: (R. Pungrchar)**

- Julia Stevens, R. moved to deny appeal, E. 2<sup>nd</sup>, passed unanimously
- Reese, moved to vote on this at next meeting
- Taylor 3<sup>rd</sup> violation parkway, moved to uphold violation, E. 2<sup>nd</sup>, passed unanimously

**ARCHITECTURAL REPORT: (K. Nies)**

- Velazquez plans were denied, letter sent July 9, 2007

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

- J. Weltsch asked E. Allen to publish the Mountain Park Plant list on the website and promised to provide such to him.
- J. Weltsch made a motion to buy three picnic tables, E. Allen seconded, motion passed unanimously
- J. Weltsch stated that the Arena & Trails project was complete and the project cost \$5963.51, which was \$1536.49 under budget.
- J. Weltsch stated she would send a letter to the city regarding homeowner on Mellow Lane who is running a business out of his home.
- J. Weltsch stated that the Bridle Path Community BBQ will be on Sept. 29<sup>th</sup>, 2007 and made a motion to pay \$500 to the Events Committee to share in the cost of the event. E. Allen seconded. K. Nies, E. Allen, and J. Weltsch voted in favor, R. Pungrchar opposed. Motion was passed.
- J. Weltsch asked that the poker ride results be posted on the website.
- E. Allen moved that we pay to repair gates 5, 6, & 7. R. Pungrchar seconded, motion passed unanimously.

**NEWSLETTER & WEBSITE ITEMS: (E. Allen)**

- E. Allen stated that we had already discussed all issues during the course of the meeting.
- E. Allen moved to close the general session at 9:53 p.m., J. Weltsch seconded, and motion was passed unanimously.

Respectfully submitted,

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Juli Weltsch  
Secretary, Bridle Path HOA

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Date