

Minutes of Board Meeting of the
Bridle Path Homeowners Association
August 20, 2007

- 1) Call to order -- Jim called the meeting to order at 7:43 PM.
 - a) Absent:
 - i) Russ
 - ii) Juli
 - b) Attending:
 - i) Jim
 - ii) Ken
 - iii) Eric
- 2) Introduction -- Jim introduced the board to the attending homeowners.
- 3) Approval of Minutes -- Jim moved to approve the meeting minutes of July 16. Eric seconded the motion. Motion passed unanimously.
- 4) Treasurer's Report, Landscaping, and Bridlepath (Fran absent, financials to be mailed to us this week)
 - a) We received our tax return documents from the CPA (Moskowitz). The Board signed them. Fran will mail them. \$10 goes to the Federal government; \$160 goes to the state of California.
 - b) Jim and Russ delivered new homeowner Welcome letters.
 - c) Ken noted that we are about \$9000 under budget for the 2006-2007 fiscal year.
 - d) Contract with H.J. Landscaping
 - i) The contract with H.J. Landscaping includes a 5% increase, due in part to increases in fuel costs.
 - ii) The contract outlines some additional responsibilities for H.J. Landscaping.
 - iii) HJL will now clear trees up to 11ft. Previous Clarence was 7ft.
 - iv) The contract addresses maintenance of paths and easements
 - v) Rails
 - vi) Ken asked for arena-dragging as an itemized item in the invoice. Discussion led the Board to requesting fully itemized accounting from HJL. HJL agreed that they would provide itemized invoices.
 - vii) The monthly bill will go from \$6190 to \$6500 per month.
 - viii) The contract will be in effect from August 01, 2007 through July 31, 2008.
 - ix) By November 15, 2007, HJL will have measurements of common areas and privately owned areas that the HOA landscapes/waters.

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- x) Jim motioned to accept the contract dated July 24, 2007 to be in effect August 1. Ken seconded, and the motion passed unanimously.
- e) HJL agreed to check into the quality and thickness of the bags they purchased for wintertime tax end of the bridlepaths. Last year's bags decomposed too rapidly, sometimes within two weeks of their placement.
- f) There was some discussion about tree removal and stump grinding for the dead pine tree on Mellow. Estimates ranged from \$250 to \$350. HJL said they would need \$350 and that Bridlepath should work with their alternate contractor if they can do it for less.
- g) HJL noted that the sprinkler system is not watering the shrubs between the corner of Mellow and Rambling and Mellow and Cheerful.
- h) Debris is blocking the Hazelridge culvert. A common area tree is dropping debris into the culvert. After some additional investigation, the HOA may cut the tree.
- i) HJL suggested that the Board review the 1722 Meander/Rocking Horse area for renovation. Currently the area has ice plant and lots of random vegetation.
- j) One of the CC&R committee members noted that there is corn growing where Meander and Wrangler meet on the sidewalk side. HJL will evaluate this claim.

5) **Homeowner's Open Floor**

- a) A homeowner noted that there is standing water everywhere on the Meander/Wrangler curve. She is concerned about mosquitoes. The board suggested that she called the Ventura county mosquito abatement program.
- b) Behind 1169/1161 Nonchalant, there is standing water in the creek.
- c) A homeowner noted that Arena And Trails is not cleaning the dog alley trail. Jim asked Eric to send a note to Juli about the issue. A Board member suggested that we hire Dominic to clear the path.
- d) A homeowner noted that the financial statement is out of date. He also noted that the reserve study is out of date. Jim noted that the reserve study established a bottom floor of \$350,000 for the reserve fund. The HOA upgraded all of the arenas this year.
- e) A homeowner requested that another homeowner plant two trees that the CC&Rs require that she plant.
- f) Homeowners of 1078 Mellow, appeared to appeal the denial by the architecture committee of their proposed conversion of their garage to living space. One of the homeowners of this property indicated that he would build a detached garage in the back of his property.

This conversion would eliminate the garage door and replace it with walls and windows matching the remaining parts of their house. When asked, the homeowner indicated that the driveway would continue right up to the edge of the house. The Board felt that this would be incongruent with the neighborhood's prevailing architectural themes.

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The board did suggest alternatives to this plan. The homeowners could leave the façade of a garage door in place though it would not be functional.

There is only one other house out of 630, where the homeowners employed this structural motif.

Jim made a motion that we uphold the architecture committee's denial of the current set of proposed plans. Eric seconded the motion, and the motion passed with a unanimous vote.

The homeowner indicated that he would be going ahead with the construction without the Board's or architecture committee's approval.

- g) The homeowners of 1660 Meander (party A):
- i) One of the homeowners (A) reports that his immediate neighbor's (B) split-rail fence is down. He requested that the Board issue a CC&R violation to the neighboring homeowner (B).
 - ii) One of the homeowners (A) reports that his other immediate neighbor's (C) split-rail fence is down. He requested that the Board issue a CC&R violation to the neighboring homeowner (C).
 - iii) One of the homeowners (A) reports that his other immediate neighbor's (C) backyard chain-link fence is insufficient for keeping a horse next to the bridlepath that parallels the his driveway. He requests that the Board compel the neighboring homeowner (C) to install pipe coral inside of the chain link fence.
 - iv) One of the homeowners (A) says that the Board should watch the DVD that he supplied to us detailing the "man-sized" hole underneath the driveway.
 - v) One of the homeowners says the easements summary needs to
 - [a] go out once a year to the entire Bridlepath homeowner membership.
 - [b] go into the new homeowner's packets.
 - vi) One of the homeowners (A) says his immediate neighbor (B) needs to Gunite his hillside to prevent erosion.
 - vii) The homeowners (A) say they will secure a work/cost estimate for drainage remediation from a civil engineer.

6) **CC&R'S Report -- (Ester)**

- a) A homeowner says another homeowner needs to comply with the CC&R requirement that she plant two parkway trees in front of her house. Her noncompliance is causing problems in getting others to comply with CC&R rules.
- b) CC&R committee is going to send a notice of violation to 73 Wrangler for the dead yard and the dead parkway.

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- c) Russ will instruct Fran to send out "Stop Work" notices to the owners of 1216 Mellow and 1628 Rambling until or unless they get BPHOA architectural board approval for their construction projects.

7) **Architectural (Ken)**

- a) Architecture committee is going to establish guidelines for solar panels. Jim noted that Ken should consult the Davis-Stirling laws regarding solar panels. Homeowners associations are limited in their ability to control homeowner installations of solar panels and satellite reception dishes.

8) **Mountain Park / Arenas**

- a) Status of Old equipment – The Arena & Trails committee sold the old harrow/comb and old brush-hog. They put the money into the Arena & Trails budget used it for the 2007 Arena Maintenance Project.

9) **Events Report**

10) **Website/Newsletter (Eric)**

- a) The website has a completely new forums section. In the forum you can post
 - i) Items for sale or rent
 - ii) Lost and found, including pets
 - iii) Announcements
 - iv) Campaign biography, if you're running for the Board
 - v) Wanted items
 - vi) Photo section
- b) I will moderate forums to keep them clean and appropriate.

General session closed at 9:51 PM.