

Minutes of Board Meeting of the  
Bridle Path Homeowners Association  
September 17, 2007

- 1) Call to order -- Jim called the meeting to order at 7:44 PM.

Board Member	Status
Jim	present
Eric	present
Ken	present
Russ	present
Juli	absent

- 2) **Introduction** -- Jim introduced the board to the attending homeowners.

3) **Approval of Minutes (Eric)**

- a) Eric moved to waive reading of the August 20 minutes. Jim seconded the motion. Motion passed unanimously.
- b) Eric moved approve the August 20 minutes as written. Jim seconded the motion. Motion passed unanimously.

4) **Homeowner's Open Floor**

- a) Homeowners at 1728 Meander wanted to know how to get approval for construction. Jim informed homeowners that they need to submit formal plans to the architecture committee.
- b) A homeowner wanted to know what entity was responsible for drainage. Jim articulated that the portion of the drainage system that resides on the homeowner's property is the responsibility of that homeowner.
- c) A homeowner wanted to know if the BPHOA now allows "pilasters". The Board replied that we do not allow pilasters as cedar-post replacements. We do allow pilasters in other capacities. This query was in reference to 1628 Rambling.
- d) A homeowner noted that corn was still growing on the sidewalk side of the street where Meander and Wrangler join. No one did anything about this since the last meeting.

5) **Landscaping and Bridlepaths (Jim)**

- a) Jim stated that the BPHOA is going to court next week.

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- b) Jim motioned that we submit the five homes on the September Financial Report to ALS, our collection agency, for collection. A board member seconded the motion. The motion passed unanimously.
- c) The BPHOA is currently about \$8000 ahead of expenses.
- d) Russ dropped off two Welcome Letters to new homeowners.
- e) Harold Jones Landscaping removed the dead pine on upper Mellow.
- f) Harold Jones Landscaping said that this year they would purchase stronger plastic burlap bags (used for making decomposed-granite bags) than those they purchased last year.
- g) The Board received a proposal from Harold Jones Landscaping for decomposed-granite and plastic burlap bags.
- h) Adams Kessler Professional Law Corporation confirmed that there are no election rules changes required for this year.
- i) The Board discussed and mutually agreed that Eric should remove the Election Biography section of the BPHOA web site since a homeowner could misuse the site by putting non-biography related material in the biography. Removing this section of the web site would avoid unnecessary election-related complications.

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

- a) There was some discussion about parkway trees.
- b) A Board member requested that Eric include a note in the newsletter requesting homeowners that are in possession of portable toilet facilities, to place these facilities in their backyards and not on the street or in their frontyards.
- c) The homeowners at 1216 Mellow have done nothing in response to their CC&R violation notice.
- d) Russ motioned to waive the \$25 fine levied upon the homeowners of 2085 Casual for having their motor home in the street since the homeowners were cooperative and compliant. Eric seconded the motion. The motion passed unanimously.
- e) Russ motioned to waive the fine levied upon the homeowners of 1819 Rocking Horse for having their vote in the street since the homeowners were cooperative and compliant. Eric seconded the motion. The motion passed unanimously.

7) **Architectural (Ken)**

- a) Homeowners Lowry at 1530 Meander want to correct over the parkway grants and plants. The Board discussed and agreed that this was not acceptable.
- b) Homeowner McIntyre wants to install solar panels. The Board discussed and agreed that solar panels should not be visible from the street.

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- 8) **Mountain Park / Arenas / Events Report (All)**
- a) Picnic tables will arrive in the next few days.
  - b) The Barbecue is coming up and the Events Committee needs a check from the Board for the dumpster.
  - c) Challenger Park is expanding/altering their parking area so that people can park trucks with horse trailers more easily. The BPHOA should put a gate between the Challenger Park parking lot and the First Street arena area. The Board discussed and agreed that this is a good idea. We could put a small gate there with controlled access by either cardkey or padlock. We would open the gate for event attendees. The gate would make passage safer and easier for people moving horses and tack from this parking lot to the First Street arena area.
  - d) Eric will put a note in the October newsletter reminding homeowners to be extra careful driving the night of Halloween since there will be more pedestrians out that evening.
- 9) **Close of General Meeting** -- At 9:24 PM, Jim motioned to end the general meeting. Russ seconded the motion. The motion passed unanimously.