

Minutes of Board Meeting of the  
Bridle Path Homeowners Association  
October 15, 2007

- 1) Call to order -- Jim called the meeting to order at 7:14 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 made a motion to waive reading of the September 17 minutes. Ken seconded the motion. Motion passed unanimously.
- b) Eric made a motion approve the September 17 minutes with pending changes. Ken seconded the motion. Motion passed unanimously.

4) **Homeowner's Open Floor**

- a) A homeowner wanted to know if the Board had updated the budget and reserve plan. Ken said that we are following the recommendations of the reserve plan from three years ago.

5) **Treasurer's Report (Ken)**

- a) Ken made a motion to forward line item 3 of section 4 to ALS. Jim seconded the motion. Motion passed unanimously.
- b) Russ made a motion to forgo trying to collect from bankrupt homeowners noted in item 5 number 2. Ken seconded the motion. Motion passed unanimously.
- c) Our BPHOA financial adviser says that about \$50,000 of the BPHOA's municipal bonds are matured and should be converted. They are AAA rated.  
The BPHOA has about \$100,000 in a sweeps account. We will move \$50,000 back into bonds and leave about \$50,000 in the sweeps account.
- d) Ken says we need to have a budget for resources similar to our operating budget.
- i) Examine our 2005 reserve study.

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- ii) Add/remove where it makes sense.
  - iii) Review for our next meeting.
  - iv) By the December meeting, see if we can create a new reserve study.
  - v) Ken suggested we use Alan Moskowitz as legal counsel for the next reserve study.
- e) Fran will order 100 card keys for \$460 four gates 5, 6, and 7.

**6) Landscaping and Bridlepaths (Jim)**

- a) Connie not here tonight.
- b) HJ Landscaping will complete DG bagging by Saturday.
- c) HJ Landscaping will hold off disbursing the bags until after Halloween. Connie will select the critical areas first when the next big storm comes.
- d) HJ Landscaping will clean culverts and drains.
- e) A homeowner said there is a branch in the Bridlepath by the First Street arenas.
- f) Jim will inquire to see if HJ Landscaping can remove the fallen tree at 1776 rocking horse.
- g) A homeowner wants the bushes lowered between his home and Challenger Park. Kids are smoking dope in the park. Homeowner wants to be able to flood the area with light to inhibit this activity.
- h) Tuesday, January 22, 2008 is the BPHOA Annual Meeting.
- i) There are no required changes for the BPHOA election rules.
- j) We will mail the rules with the November newsletter. There will be three sheets printed on two sides plus a cover letter.
- k) The self nomination forms may have some minor changes as recommended by BPHOA counsel.
- l) We will mail these items to the membership 60 days before the annual meeting.

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

- a) Russ wanted a note to go into the newsletter about the \$599 that the BPHOA won in small claims court.
- b) The board had a short discussion about removing homeowners personal names from the minutes. Eric will remove these names from recent minutes published on the web.

**8) Architectural (Ken)**

- a) A homeowner and rambling put in solar panels. The contractor submitted drawings to Ken. The contractor installed the panels before receiving approval from the Architecture Committee.

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The Board will not accept plans received directly from a contractor. The board must get the plans from the homeowner only.

9) **Mountain Park /Arenas /Events Report (All)**

- a) Jim Keppler ( Rancho Simi Park District) and Jim Pantaleo will send crews to assess and repair gates 5, 6, and 7.
- b) The new picnic tables were at the First Street Arenas for the Annual Barbecue. The people attending really liked the new picnic tables.
- c) The homeowner who in the past donated his time to repair BPHOA gates declined to offer his skills due to the large number of gates that currently need preparing.
- d) Board will send a letter to the woman who has a cardkey but lives in Valley Gate. We need to retrieve and/or deactivate all of the card keys that non-Bridlepath residents are using to gain access to our facilities.
- e) The BPHOA needs to investigate buying or renting port-o-johns in place of our poorly plumbed restroom facilities at the First Street Arena complex. We may want to bulldoze the existing restrooms. We should get the plumber who did the last fix on the restrooms to return and fix the work that he did previously.
- f) Eric will check the current drawn by the Sunnydale sprinkler timer.
- g) A homeowner proposed putting an overhang on the backside of the container at the First Read Arena complex for storage of items that do not require full enclosure in the container.

10) **Newsletter (Eric)**

- a) Note to homeowners about possibly seeing arenas locked during and just after rain days to prevent damage to the arenas.
- b) Thank Events Committee for barbecue.

11) **Close of General Meeting -- At 9:23 PM.**