

**Regular Session Minutes**  
**Monthly Board Meeting**  
**Bridle Path Homeowners Association**  
**December 17, 2007**

1. Call to Order
  - a. Board President Jim Pantaleo called the meeting to order at 7:09 PM.
  - b. Board Members present: Jim Pantaleo, Ken Nies, Russ Pungrchar, Eric Allen
2. Introduction
3. Approval of Minutes
  - a. Russ moved to waive reading of 10/15/07 Minutes. Ken 2nd, motion carried unanimously
  - b. Russ moved to approve 10/15/07 Minutes. Ken 2nd, motion carried unanimously.
  - c. Russ moved to waive reading of 11/19/07 Minutes. Jim 2nd, motion carried, Ken abstained.
  - d. Russ moved to approve 11/19/07 Minutes. Jim 2nd, motion carried, Ken abstained.
4. Homeowners Open Floor
  - a. None
5. Treasurers Report (Ken)
  - a. Ken will distribute proposed FY08/09 budget via email for review, to be reviewed and/or approved at the annual meeting.
  - b. The Board decided to not have a Board Meeting in January 2008, due to the Annual Meeting's close proximity.
  - c. The Board reviewed and signed checks
  - d. Excess delinquency was reviewed (Item IV on Fran's list). The Board unanimously approved sending to ALS.
6. Landscape Report (Jim)
  - a. Connie Wilson was not in attendance.
  - b. Maintenance west of Sunnydale was discussed.
7. Election 2008 & Annual Meeting
  - a. Ballots, instructions and note will go out by Friday.
  - b. Annual Meeting agenda will go out with January newsletter.
8. CC&R's Report (Russ)
  - a. None

9. Architectural Report (Ken)
  - a. 1078 Mellow - Board approved to have HOA council send letter to homeowner for non-compliance.
  - b. Misc submittals
10. Mountain Part / Arenas (Juli absent)
  - a. Gates 1-4 repaired
  - b. Discussion of First Street bathrooms needing maintenance and/or repair.
  - c. Rocking Horse discussion
  - d. Meander Easement Split Rail fence discussion
11. Events (Juli/Jennifer)
  - a. Christmas Caroling
  - b. Slide presentation at Annual Meeting
  - c. Irrigation at Sunnydale Arena (Timer)
  - d. Meander Round pen timer is bad
  - e. Neighborhood Sign discussion
12. Website / Newsletter (Eric)
  - a. Homeowner requested removal of names in minutes
  - b. Newsletter - Annual Meeting notice, Drain Maintenance
  - c. Website forum section down
13. Adjournment

The meeting adjourned to Executive Session at 8:50 pm to approve Oct 15, 2007 & Nov 19, 2007 Executive minutes, discuss any CC&R appeals and pending legal actions.

Ken Nies

Treasurer, Bridle Path Homeowners Association