

Annual Board Meeting Minutes

Bridle Path Homeowners Association

January 22, 2008

Meeting was called to order at 8:10 p.m. by board president Jim Pantaleo. Also in attendance were Eric Allen, Vice President; Ken Nies, Treasurer; Julie Weltsch, Secretary; and Russ Pungrchar, Assistant Secretary. J. Pantaleo introduced board members and briefly discussed experience and contribution of each board member

J. Pantaleo introduced Fran O'Neill as Inspector of Elections. Fran stated Polls officially close at 8:15 pm at which time they will open and count ballots.

J. Pantaleo recognized volunteers.

J. Pantaleo discussed state of the association.

J. Pantaleo stated there are three legal matters that homeowners should be aware of:

1. Association sued by homeowner early in the year, HOA prevailed and homeowner paid back fines
2. Drainage pipe partially in Mountain Park that may need repair, attorneys are negotiating with other homeowners involved.
3. Architectural committee rejected plans by homeowner who began construction anyway, filed for injunctive relief and homeowners should be served this week.

J. Pantaleo stated that it is the responsibility of the HOA Board to uphold CC & R's.

J. Pantaleo discussed accomplishments for 2007.

J. Weltsch read minutes from Annual Meeting 2006 and moved to approve them. E. Allen seconded, Motion passed unanimously.

K. Nies gave the Treasurers Report and submitted the proposed 2008 budget to the board members.

J. Pantaleo announced Ken will not run again and thanked him for his service.

K. Nies gave the Architectural Report

R. Pungrchar gave the CC & R Report and thanked his team of volunteers.

J. Pantaleo gave the Landscape Report.

J. Weltsch gave the Mountain Park Report. Janice Woods-Allen gave the Arena & Trails Report and Jennifer de la Torre gave the Events Report.

Katy Doody and Janene White discussed vandalism and volunteers were requested for neighbourhood watch.

F. O'Neill announced that we had a quorum and all five of the nominees were voted to the Board. Jim Pantaleo, Eric Allen, Juli Weltsch and Russ Pungrchar were all re-elected. David Morley was elected.

Comments were fielded from the floor.

The board proceeded to appoint officers.

J. Weltsch nominated Jim Pantaleo for President, R. Pungrchar seconded, motion passed unanimously.

J. Pantaleo nominated David Morley as Treasurer, E. Allen seconded, motion passed unanimously.

J. Weltsch nominated Eric Allen as Vice President, J. Pantaleo seconded, motion passed unanimously.

E. Allen nominated Juli Weltsch as secretary, J. Pantaleo seconded; motion passed unanimously.

J. Pantaleo nominated Russ Pungrchar as Assistant Secretary, J. Weltsch seconded, motion passed unanimously.

J. Pantaleo adjourned meeting at 9:59 pm.