

**Minutes for Board Meeting of the
Bridle Path Homeowners Association
March 17, 2008**

1) J. Pantaleo called the meeting to order at 7:15 p.m.

- a) In attendance are Jim Pantaleo, Juli Weltsch, Eric Allen, David Morley, Russ Pungrchar, and from ABM Property Management Fran O'Neill and Alba Monroy.
- b) Jim welcomed Homeowners, asked them to sign in and then introduced Board Members.

2) APPROVAL OF MINUTES

- a) J. Weltsch moved to waive the reading of the minutes from the 12/17/07 meeting; E. Allen seconded, motion passed unanimously
- b) J. Weltsch moved to approve the minutes from the 12/17/07 meeting; E. Allen seconded, motion passed unanimously
- c) J. Weltsch moved to waive the reading of the minutes from the 2/18/08 meeting; E. Allen seconded, motion passed unanimously
- d) J. Weltsch moved to approve the minutes from the 2/18/08 meeting; E. Allen seconded, motion passed unanimously

3) HOMEOWNER'S OPEN FLOOR

In Attendance: Esther Mead, C. Randis, Jennifer de la Torre, Michael Kress, Susan Fleczok, Suzanne Pattison.

Esther Mead asked the board to charge trainers a fee when they come to teach for an event or to train individual homeowners

C. Randis asked about repair of gates 5, 6 & 7, Can someone patrol Mountain Park, Can pipe fencing be repaired along dog alley

Jennifer de la Torre passed out a list of upcoming events from Events Committee

Michael Kress asked about the reserve study and reserve funds; also asked if the board is aware of the tagging that's going on in the neighborhood.

Sue submitted a flyer for St Jude's charity ride to be placed on the website

Suzanne submitted a verbal CC&R appeal

4) TREASURER'S REPORT (David)

- a) D. Morley stated that for the Fiscal Year End 2007 our planned income was \$226,000.00. Actual gross revenue exceeded Fiscal 2007 budget. D. Morley asked for clarification on some budget items from 2007.
- b) D. Morley ran through the checks that needed be signed.
- c) Alba Monroy explained the difference between RGB and ALS collection agencies.
- d) D. Morley discussed the status of and action taken on past due accounts
- e) J. Pantaleo moved to close file on 206 Hazelridge for past dues. F. O'Neill will send letter to bank asking for past dues. D. Morley seconded, motion passed unanimously.
- f) D. Morley moved to send 416 Quiet Court to collections. E. Allen seconded, motion passed unanimously.

5) LANDSCAPING and BRIDLE PATH REPORT (Jim)

- a) J. Pantaleo discussed Tree pruning bids. J. Pantaleo moved to use Newbury Park Tree Services to trim trees along Sunnydale. D. Morley seconded, motion passed unanimously. The board agreed to spend \$6280 to prune trees on a section of Sunnydale and to limit the tree pruning expenditures to for 2008 to \$9,000.00. The Board will revisit the remaining quote of \$5375 to prune trees on a section of upper Rambling until later in the year.

6) CC&R'S REPORT (Russ)

- a) The tree at 1692 Meander was removed by homeowners, city will now come to repair street.
- b) Rubbish in the backyard of 1636 Meander has been cleaned out
- c) First St. arena bathroom is now fixed.
- d) The drain at 191 Wrangler was cleaned out by realtor
- e) R. Pungrchar asked E. Allen to put a note in newsletter stating that all Christmas lights should be down by now.

7) ARCHITECTURAL(David)

- a) D. Morley stated there had been lots of activity, two approvals and several requests are under review.

8) MOUNTAIN PARK REPORT(Juli)

- a) J. Weltsch stated that the Parks and Recreation department had contracted with Perimeter Security to fix gates 5, 6 and 7. This will be done at the expense of Parks & Rec. Perimeter will also fix hinges on Punchbowl Gate at the expense of BPHOA.
- b) Preliminary tractor work in Mountain Park will begin March 30, 2008. The bulk of tractor work will be done in early June.
- c) Aware of broken pipes along dog alley and will begin repair March 30, 2008.

9) ARENA & TRAILS REPORT(Juli)

- a) E submitted A & T Protocol for the board to review. J. Weltsch asked the board to come to the next meeting with question or comments. J. Weltsch stated that Arena & Trails Committee is working on establishing a budget for each item in protocol where appropriate.

10) EVENTS REPORT(Juli)

- a) Nothing to report

11) WEBSITE/NEWSLETTER (Eric)

- a) J. Pantaleo asked E. Allen to write and place an article in newsletter to explain what board actually does
- b) Sue Fleczok asked D. Morley about standards for Architectural submissions and could they be posted in newsletter.

12) NEW BUSINESS

- a) No issues.

13) ADJOURNMENT OF GENERAL SESSION AT 9:10 pm

RESPECTFULLY SUBMITTED,

DATE _____

JULI WELTSCH
SECRETARY
BRIDLE PATH HOMEOWNERS ASSOCIATION