

**Minutes for Board Meeting of the  
Bridle Path Homeowners Association  
16-JUN-2008**

- 1) **J. PANTALEO CALLED MEETING TO ORDER AT 7:04 PM** -- Board members present: Jim Pantaleo, Eric Allen, David Morley, Russ Pungrchar. Board members absent: Juli Weltsch. Alba Monroy from ABM Property Management was present. Eric Allen recorded the minutes.
  - a) J. Pantaleo welcomed Homeowners and asked them to sign in.
  - b) J. Pantaleo introduced Board Members.
- 2) **APPROVAL OF MINUTES**
  - a) J. Pantaleo moved to waive reading of the April 21 minutes and approve as written. E. Allen seconded the motion and the board passed the motion unanimously.
  - b) J. Pantaleo moved to waive reading of the May 19 minutes and approve as written. R. Pungrchar seconded the motion and the board passed the motion unanimously.
- 3) **HOMEOWNER'S OPEN FLOOR** -- Attendees: Esther Meade, Jackie Morley, Jean Watts, Janis Augusteijn, Sue Fleczonek, Jennifer De La Torre.
  - a) Homeowner indicated:
    - i) She would like the board to form a subcommittee for trails only.
    - ii) She would like D. Morley to head the subcommittee.
  - b) J. Pantaleo noted that the Arena and Trails committee has no real jurisdiction over anything. The committee exists to assist the Board.
  - c) The Board agreed that the committees (Arena and Trails and Mountain Park) should get together and come back next month with a roster of members and proposals. The board will then divvy up:
    - i) Who is on what committee
    - ii) Who will head each committee
    - iii) Who on the board will represent each committee
  - d) The Board will be prepared to tell committees what the board wants from them.
  - e) A homeowner said that she got a bid for connecting the trails. She is going to get two additional bids.
  - f) The Board needs a statement in writing from Fish & Game that connecting the trails is OK with them.
- 4) **TREASURER'S REPORT (D. Morley)**
  - a) Alba brought up an issue regarding the reserve versus the non-reserve accounts.
  - b) D. Morley noted that the P/L budget is correct. Current expenses are 103% of plan.
  - c) D. Morley noted that we have between 01-DEC-2008 and 01-FEB-2009 to come up with a reserve funding plan.
- 5) **LANDSCAPING and BRIDLE PATH REPORT (J. Pantaleo)**
  - a) J. Pantaleo spoke about DG for the bridlepaths. The material costs approximately \$834/18-20 yard<sup>3</sup>, and is equivalent to 25-30 tons of material. This equates to \$41-44/yard<sup>3</sup>. 1 yard<sup>3</sup> will we'll cover 11½ feet at 2 inches depth. The contractor who made these quotes can do 500

feet/day, rolled and pressed. This equates to ~\$5200/day materials included. It will take this contractor over \$200K to do approximately 4.5 miles of bridle paths.

b) J. Pantaleo stated that he will pursue more quotes from additional contractors.

**6) CC&R's REPORT (R. Pungrchar)**

a) The HOA received monies from insurance for the 1<sup>st</sup> Street block wall repair.

b) E. Allen inquired about the two containers on Nonchalant. R. Pungrchar stated that the owners of each lot would either move or remove the containers by 01-July.

**7) ARCHITECTURAL (D. Morley)**

a) Penny Wilson and Brian Lerman are the other members of the Architecture Committee.

**8) MOUNTAIN-PARK/ARENA & TRAILS REPORT (given by J. De La Torre)**

a) E. Allen stated that he chain-sawed the low-hanging tree branch that was sticking into Dog Alley from just over the fence in Challenger Park.

b) Dominic retired from doing jobs for the HOA.

c) Companies are reluctant to haul their equipment into our development once a week for such a small job (dragging arenas). J. Pantaleo will ask Connie to drag the arenas 2X/month.

d) Dominic is willing to consult with whoever ends up doing the Mountain Park work.

e) Rick Heiler bid work for the HOA at \$105/hour. Randy Berkeley is also a possible alternate.

f) Marianne Campbell found another new plant in Punch Bowl.

g) A concrete sign for the entrance into Bridlepath would cost \$7500-9000. High-density urethane would cost about \$6000 installed.

**9) EVENTS REPORT(given by J. De La Torre)**

a) Astronomy Night will occur on July 12.

b) Dressage Clinic will occur on July 13.

**10) WEBSITE/NEWSLETTER (E. Allen)**

a) Send billing questions directly to Alba via email or call on telephone.

b) More water for lawns during hot and dry summer months.

c) Corner houses need to water landscaping on the side of the lot.

d) E. Allen noted that the BPHOA has a new Google Calendar.

**11) EMERGENT NEW BUSINESS: None.**

**12) J. Pantaleo closed general session at 8:32 PM.**