

**Minutes for Board Meeting of the
Bridle Path Homeowners Association
25-AUG-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. Eric Allen recorded the minutes.
- 2) **APPROVAL OF MINUTES**
 - a) E. Allen moved to waive reading of the July 21 minutes. R. Pungrchar seconded the motion and the board passed the motion unanimously. E. Allen moved to approve the July 21 minutes as amended. D. Morley seconded the motion and the board passed the motion unanimously.
- 3) **HOMEOWNER'S OPEN FLOOR**
 - a) Homeowners at 1520 Meander appealed their citation for removing their parkway grass and replanting it with *Diamondia* ground cover. Homeowner claims the plant is drought resistant and other HOA's use this plant. Homeowner claims that this plant fits the description of "suitable ground cover".
 - b) Homeowners at 1153 Nonchalant appealed their citation for removing their parkway grass and replanting it with artificial turf. Homeowners also wanted to know if the HOA had an issue with their parkway tree.
 - c) Homeowners at 1551 Placid appealed their citation for erecting a solid fence with out Architectural Committee approval. The homeowners submitted work plans after they had already completed the work.
 - d) A homeowner asked if she could extend the time to completion for work in progress. D. Morley said that the Architectural Committee has always granted the requested amount of time for project completion.
 - e) Homeowner from 119 Starstone made a case against decomposed granite on the bridlepath.
 - f) Homeowner at 1794 Restful Court presented three letters against having decomposed granite n the bridlepath. Three veterinarians signed these letters. The company Footings Unlimited supports not having decomposed granite on the bridlepath. Another letter suggests that the existing covering on the bridlepath is sufficient
- 4) **TREASURER'S REPORT (D. Morley)**
 - a) D. Morley articulated that we are keeping better tabs on the HOA's UBS account.
 - b) D. Morley says we are currently on track with the budget, although our current legal expenses are higher than anticipated when the board made the budget.
- 5) **SunRun/Advanced Solar Electric Presentation**

Katy Brodnick of SunRun and Dewaine Dennis of Advanced Solar Electric made a presentation and provided handouts, brochures, and business cards.
- 6) **LANDSCAPING and BRIDLE PATH REPORT (J. Pantaleo)** -- Nothing to report.
- 7) **CC&R's REPORT (R. Pungrchar)** -- moved to executive session.

8) ARCHITECTURAL (D. Morley) -- D. Morley noted that in the last month there were 5 submissions. The committee approved 4 of these, and rejected 1.

9) MOUNTAIN PARK TRAILS REPORT (given by Esther Mead)

- a) Water trough is leaking again.
- b) Some homeowners ask if they could take dead wood out of the Mountain Park. The Board suggested that when we cut the dead oak down after September 15, we could take the wood down to the first street arena complex and allow homeowners to pick it up there. Otherwise, homeowners should not remove firewood from the Mountain Park.
- c) Esther wanted to know if H.J. Landscaping cleaned the driveways between the street and gates 2 and 3. J. Pantaleo said that H.J. Landscaping should clean these areas periodically.
- d) Weeds and pepper trees need trimming along the bridlepath leading to gate 4. J. Pantaleo said that H.J. Landscaping should complete this work because it is in their contract.
- e) R. Pungrchar cut locks on the metal trashcans around the First Street arenas and in the Mountain Park. He disposed of these metal cans. Next weekend Ross and I will replace the metal cans with plastic barrels.
- f) J. Pantaleo said that the Mountain Park Trails Committee needs to come up with recommendations for Dog Alley cleanup.

10) ARENAS REPORT(given by Lori Mitchell)

- a) Lori made a case for purchase of a tractor and two drags. Lori noted that there are about 500 horses currently in Bridlepath.
- b) Rick Kauffman Made recommendations for a specific tractor and specific drags (Kubota 3540, 37HP). He offered his assistance in training operators of the tractor and drags. The tractors cost ~\$20,000 when new.
- c) Research done by the Arenas Committee determined that the best drags for Bridlepath arenas are the TR3 and the Arenabator drags.
- d) J. Pantaleo asked that the committee preparing a proposal delineating monies saved against current operating expenditures and reserve study monies.
- e) Lori and Esther and noted that the tractor can be used for work in the Mountain Park, also.
- f) Weed clearing is complete at the first street arenas.
- g) The restrooms are now clean.
- h) Landscapers spread wood chips at the first street arenas.
- i) Workers cleaned out the storage box at the first street arenas.

11) EVENTS REPORT(given by J. De La Torre)

- a) The sandstone signs are looking to be the best selection for Bridlepath, both in terms of cost and aesthetics.
- b) There is a Tack and Crafts Sale coming up.
- c) The annual barbecue is coming up.
- d) D. Morley made a motion that the board supply \$650 to the cost of the upcoming barbecue. R. Pungrchar seconded the motion and the motion passed unanimously.

12) WEBSITE/NEWSLETTER (E. Allen)

- a) E. Allen noted items he recently posted.

- b) Board discussed posting last 2 sets of minutes that are not currently up on the web site due to webmaster being on vacation.

13) EMERGENT NEW BUSINESS

- a) D. Morley made a motion that in order for the board to move monies around in the UBS account, two members of the board must sign the relevant orders. D. Morley nominated himself and E. Allen to fulfill these roles. R. Pungrchar seconded the motion and the motion passed unanimously. This motion prevents one member from moving funds around by one's self. Movement of funds still requires Board approval by vote.

14) J. Pantaleo closed general session at 9:40 PM.