

**Minutes for Board Meeting of the
Bridle Path Homeowners Association
September 15, 2008**

- 1) **CALL TO ORDER & INTRODUCTION at 7:10.** Board members in attendance are Juli Weltsch, Eric Allen, Jim Pantaleo, David Morley and Russ Pungrchar.
 - a) J. Pantaleo welcomed homeowners asked them to sign in.
 - b) J. Pantaleo introduced the Board.
- 2) **APPROVAL OF MINUTES**
 - a) Eric moved to waive the reading of the minutes from 8/25/08, David Morley seconded. Motion passed unanimously
 - b) E. Allen moved to approve the minutes as amended from 8/25/08, David Morley seconded. Motion passed unanimously.
- 3) **HOMEOWNER'S OPEN FLOOR:** In attendance are Linda Pierce, Esther Mead, Kathy Herbert, Susan Fleczo, Daran Paone, Jean Watts, Penny Wilson, Liz Daffron, Holly Billings, Lori Mitchell and Jennifer de la Torre.

A homeowner expressed concerned about the tree at Rocking Horse @ Casual Court.

A homeowner suggested that different placement of sandbags may allow room for horses to go around therefore lowering the number of sand bags needed and perhaps saving money.

A homeowner asked if the landscapers, when scraping sand back into the bridle path not mound it but to spread it smooth so it doesn't get kicked back into the street.
- 4) **TREASURER'S REPORT: D. Morley**
 - a) D. Morley reported that we are currently under budget
 - b) D. Morley discussed budgets by committee.
 - c) D. Morley reported the status on past due accounts: on Sept 1, 2008 seven 60 day notices, two 90 day and one 120 notice were sent.
 - d) D. Morley stated that there are several accounts in collection.
- 5) **LANDSCAPING and BRIDLE PATH REPORT: J. Pantaleo**
 - a) J. Pantaleo reviewed what is included in the annual landscape contract. Actual bids will be discussed in Executive Session.
 - b) J. Pantaleo stated the next phase of tree trimming will put us over budget so will not be done.
 - c) J. Pantaleo discussed bridle path upgrade.
- 6) **CC&R'S REPORT: R. Pungrchar**
 - a) R. Pungrchar stated there were no appeals this month
 - b) R. Pungrchar asked E. Allen to remind homeowners in the next newsletter:
 - 1) that the streets are swept on the third Friday each month;
 - 2) homeowners with rear cement culverts need to clean them and remove debris and
 - 3) homeowners whose fences border equestrian trails must maintain those fences. Many are in need of repair.
 - c) R. Pungrchar stated that California's water reserves are nearly gone and asked that we conserve as much water as possible. The board discussed the possibility of installing smart waterers.
- 7) **ARCHITECTURAL: D. Morley**
 - a) D. Morley stated that there were 27 submissions, one was rejected.
- 8) **MOUNTAIN PARK/ TRAILS REPORT: J. Weltsch**
 - a) Committee report: Esther Mead, new trash cans are needed for Mountain Park, waterer in Mountain Park needs to be repaired, tie rails need to be replaced (3 @ \$125 each). Bids the committee collected for weed

abatement along dog alley are: \$7525.00, \$8750.00, \$8000.00. The board asked the committee to go back and ask for discounts on the bids.

- b) J. Weltsch moved to approve a gate maintenance contract for \$800.00 a year. E. Allen seconded, motion passed unanimously. Perimeter Security will perform maintenance on Gates 1 through 4 every six months.
- c) Turkey Ridge Trail loop estimates came to approx \$2000.00
- d) The Park District has repaired gates 5 through 7 and they have contracted with Perimeter Security for a gate maintenance program. Perimeter will perform maintenance on gates 5 through 7 every six months.

9) ARENAS: Lori Mitchell

- a) Lori Mitchell presented arena maintenance equipment purchase report, much discussion ensued. The board will discuss further in Executive Session

10) EVENTS REPORT: Jennifer de la Torre

- a) J. Torre stated that the Annual BBQ will be on Sept 27, 2008 and she requested volunteers to help with set-up on Sept 26th
- b) New Bridle Path t-shirts will be available at the BBQ
- c) J. Torre requested the check for the band for the BBQ from the Association
- d) J. Torre presented the updated costs for the Bridle Path Signs.

11) WEBSITE/NEWSLETTER E. Allen

- a) J. Pantaleo asked E. Allen to include reminders to homeowners to trim their parkway trees and to include Neighborhood Council Meeting Announcements

12) NEW BUSINESS

- a) Possible pressing issues that cannot wait until August Board Mtg.

13) ADJOURNMENT OF GENERAL SESSION AT 10:05