

**Minutes for Board Meeting of the
Bridle Path Homeowners Association**

October 20, 2008

- 1) **CALL TO ORDER & INTRODUCTION at 7:04.** 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) D. Morley moved to waive the reading of the minutes from 9/15/08, J. Pantaleo seconded. J. Weltsch voted ney, All others voted yea.
 - b) J. Pantaleo moved to approve the minutes from 9/15/08, E. Allen seconded. J. Weltsch voted ney, All others voted yea.
- 3) **HOMEOWNER'S OPEN FLOOR:** In attendance are Greg Thaxton, Alan Williams, Peggy Miller, Jackie Morley, Lori Mitchell, Kathy Herbert, Esther mead, penny Wilson, Linda Pierce, Carol Bickford, and Jennifer de la Torre.

A homeowner gave a verbal response to a CC & R violation.

A homeowner inquired as to what animals are currently allowed as per CC&R's.

A homeowner complained that her neighbors are not complying with the three foot setback for animal keeping. J. Pantaleo asked R. Pungrchar to check CC & R's for the rule. R. Pungrchar will check the properties.
- 4) **2009 ELECTION OF BOARD OF DIRECTORS**
 - a) J. Pantaleo passed out and discussed the timetable for the next election.
- 5) **TREASURER'S REPORT: D. Morley**
 - a) D. Morley went over current checks for the month.
 - b) D. Morley stated that our reserve accounts are at the amount approved by the board.
 - c) D. Morley stated that we are over budget in some areas and under in others.
 - d) D. Morley sent out 19 late notices.
 - e) D. Morley presented his reserve funding plan and asked board members and committee members for feedback due by the next meeting. J. Pantaleo asked E. Allen to place a questionnaire in the next newsletter mailing and post on the website.
- 6) **LANDSCAPING and BRIDLE PATH REPORT: J. Pantaleo**
 - a) J. Pantaleo thanked Connie Wilson for her thirty years of service.
 - b) J. Pantaleo stated that the bridle paths may get groomed once before the sandbags go down.
 - c) J. Pantaleo stated that we are currently under budget for tree pruning.
- 7) **CC&R'S REPORT: R. Pungrchar**
 - a) R. Pungrchar reported that he sent 25 violations and received 3 appeals
- 8) **ARCHITECTURAL: D. Morley**
 - a) D. Morley passed out and reported on the 30 submissions to date.
- 9) **MOUNTAIN PARK/ TRAILS REPORT: J. Weltsch**
 - a) Esther Mead Committee report:
 - 1) Need weeds cleared streambed north of concrete crossing.
 - 2) Hitching Posts for Mountain Park are \$144.00 each, (they need 4).
 - 3) Water trough is leaking

- 4) Trash cans will be placed in Mountain Park
- b) J. Weltsch stated that Gate 4 was hit again and is in need of repair.
- c) J. Weltsch stated that the parks service has repaired gates 5, 6 & 7.

10) ARENAS: Lori Mitchell

- a) Committee Report: Lori Mitchell stated that the arenas are not safe. Much discussion ensued. J. Pantaleo made a motion to shelve the purchase of equipment until the after the reserve spending plan is approved. Motion was not seconded.
- b) L. Mitchell asked for some of the charges charged to Arena & Trails be charged to the correct committee.
- c) L. Mitchell asked that she be allowed to have the arenas tracted asap. E. Allen moved to approve one month of tractoring/watering the arenas at a cost of \$1300.00. R. Pungrchar seconded. Motion passed unanimously.
- d) E.Allen made a motion to vote on the gator/drag issue on or before the December meeting, R. Pungrchar seconded. No vote was taken.

11)EVENTS REPORT: Jennifer de la Torre

- a) J. Torre stated that the BBQ was a big success.
- b) J. Torre reported that t-shirts sold well at the BBQ.
- c) J. Torre submitted updated sign bids including some solar lighting bids.
- d) J. Torre stated that the Events Committee is done for the year.

12) WEBSITE/NEWSLETTER E. Allen

- a) J. Weltsch asked E. Allen to place a reminder in the newsletter that the speed limit in our neighborhood is 25 miles per hour.
- b) Newsletter needs to include election info and reserve funding questionnaire and nomination form.

13)NEW BUSINESS

- a) R. Pungrchar stated that he got an estimate for \$3300 for rebuilding the bathroom Patio cover. R, Pungrchar moved to spend \$3300 to replace the bathroom patio cover, J. Weltsch seconded. J. Weltsch, R. Pungrchar and J. Pantaleo voted for.
D. Morley and E. Allen voted against.

14)ADJOURNMENT OF GENERAL SESSION AT 10:03

Respectfully submitted,
Secretary, Bridle Path HOA