

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

November 17, 2008

1) CALL TO ORDER & INTRODUCTION at 7:00p.m. 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) J. Weltsch moved to waive the reading of the minutes from 10/20/08, E. Allen seconded. Motion passed unanimously.
- b) J. Weltsch moved to approve as amended the minutes from 10/20/08, E. Allen seconded. Motion passed unanimously.

3) HOMEOWNER'S OPEN FLOOR: Homeowners in attendance are Linda Fields, Esther mead, Connie Wilson, Sharon Russell, Lori Mitchell, Jackie Morley Penny Wilson, Jean Watts, Dona Paone, Daran Paone, Tom Martin, Brooke Schick, Sue Fleczok, Jeri Miller, Jennifer de la Torre, Peggy Miller and Michael Kress.

Homeowner complained about the old Neighborhood Watch Signs and asked to have them removed.

Homeowner complained about the turf that is dying along Mellow Lane.

Homeowner asked if the sand bags could be moved in such a way to allow horses to go around them instead of over them.

Homeowner appealed an architectural rejection.

Homeowner asked if former homeowner has access to our Mountain Park.

4) 2009 ELECTION OF BOARD OF DIRECTORS PREPARATION UPDATE

- a) J. Pantaleo updated the board on the upcoming election and date of Annual meeting on January 20th, 2008.

5) TREASURER'S REPORT: D. Morley

- a) D. Morley went over current checks for the month.
- b) D. Morley stated we were over budget for the month but still on budget for the year.
- c) D. Morley reported on line items that were over budget.
- d) D. Morley presented an updated reserve fund spending plan. D. Morley moved to adopt the reserve spend plan (minus the dues increase which will be discussed at a later time), J. Weltsch seconded. Motion passed unanimously.

6) LANDSCAPING and BRIDLE PATH REPORT: J. Pantaleo

- a) J. Pantaleo reported that the winterizing of the bridle paths is in progress.

- b) J. Pantaleo reported that the new landscape company has been systematically diagnosing and repairing irrigation problems.

7) CC&R'S REPORT: R. Pungrchar

- a) R. Pungrchar reported that 19 violations were issued last month.
- b) R. Pungrchar requested that the mulch be spread at First Street.
- c) R. Pungrchar reported we have three homeowners in collection.

8) ARCHITECTURAL: D. Morley

- a) D. Morley passed out and reported on the 39 architectural submissions to date. 33 were approved, 3 are pending, 2 were rejected and 1 variance was granted.

9) MOUNTAIN PARK/ TRAILS REPORT: J. Weltsch

- a) Esther Mead Committee report:
 - i) Doesn't like budget and wants to revamp.
 - ii) Asked to add new person to committee (Brooke Schick).
- b) J. Weltsch stated that Gate 6 was vandalized and it has been reported to parks and Recreation.
- c) J. Weltsch stated she would like to schedule tractor work now so we don't end up over budget like this year. Randy Berkley will be scheduled for Mid-May.

10) ARENAS: Lori Mitchell

- a) Committee Report: Lori Mitchell reported they came in under budget for arena grooming for October and asked for additional money to take care of arenas for November.
- b) L. Mitchell complained again about the homeowners driving through dressage arena. The board asked her to meet with the homeowners and come up with a solution.
- c) L. Mitchell presented the projected budget for arenas for 2009.

11)EVENTS REPORT: Jennifer de la Torre

- a) J. Torre reported that Bridle Path t-shirts and sweatshirts are available
- b) J. Torre reported that no events are planned until next year.
- c) E. Allen asked events committee to post signs reminding people to mail their ballots.

12)WEBSITE/NEWSLETTER E. Allen: nothing new to report

13)NEW BUSINESS:

- a) Dept. of Animal Regulation is canvassing for licensed pets in the neighborhood

14)ADJOURNMENT OF GENERAL SESSION AT 8:42

Respectfully submitted,

Juli Weltsch

Secretary, Bridle Path HOA