

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

1) CALL TO ORDER & INTRODUCTION at 7:02pm -- Board members in attendance: Eric Allen, Jim Pantaleo, David Morley, and Russ Pungrchar; Board members absent: Juli Weltsch.

- a) J. Pantaleo welcomed homeowners asked them to sign in.
- b) J. Pantaleo introduced the Board.

2) APPROVAL OF MINUTES

- a) E. Allen moved to waive the reading of the minutes from 17-NOV-2008, R. Pungrchar seconded. Motion passed unanimously.
- b) E. Allen moved to approve the minutes from 17-NOV-2008, R. Pungrchar seconded. Motion passed unanimously.

3) HOMEOWNER'S OPEN FLOOR: Homeowners attending: Bill Apodaca, Digby Sharpe, Brenda Sharpe, Ron Main, Lori Mitchell, Jackie Morley, Penny Wilson, Jean Watts, Colin Velazquez, Peggy Miller, Tom Martin.

- a) A homeowner at 1777 Meander said that Simi Valley Code Enforcement gave her 30 days to find a new home for her cattle. She asked that the HOA give her 30 days, as well. Board agreed to 30 days.
- b) A homeowner on Mellow said he consulted his attorney regarding keeping cattle in Bridle Path. His attorney agreed that the HOA CC&Rs can be more restrictive than what the city allows. The Simi Valley City Council will have a hearing regarding the keeping of cattle at Simi City Council chambers on 26-JAN-2009.
- c) Penny Wilson says the Mountain Park Trails Committee has a proposed budget for 2009 and minutes from their last meeting.
- d) Jackie Morley will get bids to clean creek bed upstream and next to the 1st Street arenas. She will present these to the Board to get a yay/nay vote to move forward with a cleanup.
- e) A homeowner from 1660 Meander stated that the minutes of HOA meetings are not complete. J. Pantaleo noted that minutes are not the same as a transcript and that we record decisions and only limited detail of items discussed. J. Pantaleo says he does not know if a previous BPHOA board approved an amendment for the L (Large Animal) Overlay. The L Overlay does not allow the keeping of bovines. The homeowner wanted to know what the HOA spends in checks every month. J. Pantaleo says HOA members can go to the bookkeepers and get that information.
- f) A homeowner from 1378 Mellow says she would like more details of discussions in the Board Meeting minutes.
- g) A homeowner from 1872 Rocking Horse appealed CC&R violations for fence. Homeowner says fence is part of architecture approval for his remodeling. Homeowner would like to put up fence as part of his remodeling effort. R. Pungrchar stated he would issue CC&R violation notices until fence is up. R.

Pungrchar's opinion is the fence is a separate issue from the remodeling. D. Morley says the fence is part of the approved remodeling.

4) 2009 ELECTION OF BOARD OF DIRECTORS

- a) Preparation update status -- Ballots will go out by Friday 19-DEC. A homeowner asked what the ballots will list along with the candidates' names. Jim says the ballots will contain nothing but the names of the candidates.
- b) Appoint inspector of elections -- J. Pantaleo made a motion that we appoint ABM Property Management as the Inspector of Elections. R. Pungrchar seconded the motion and the motion passed with unanimous approval.

5) TREASURER'S REPORT: D. Morley

- a) Check review & signing -- D. Morley went over current checks for the month. Says we are over budget by \$3200 on water, \$22,760 on legal fees, and \$8447 on Mountain Park. We have 3 months remaining on the current budget. D. Morley recommends we only do maintenance spending for the remaining fiscal year. Board members agreed this is prudent action.
- b) Status/Actions, past due
- c) 2009 budget prep, possible Board vote

D. Morley made a motion that we move the HOA's funds from UBS to Merryl Lynch once the Bank of America completes its acquisition of Merryl Lynch, which is scheduled to occur on 01-JAN-2009. E. Allen seconded the motion and the motion passed unanimously.

D. Morley stated the Board needs to have an approved budget by 09-FEB-2009. Board discussed budget increases due to increased costs.

D. Morley made a motion that we increase monthly HOA dues by \$4. Eric seconded the motion. D. Morley and E. Allen voted for the motion, R. Pungrchar and J. Pantaleo voted against the motion. The motion failed.

6) LANDSCAPING and BRIDLE PATH REPORT: J. Pantaleo

- a) Any issues

Irrigation repairs should lower bills for water. The landscaping company found that the HOA had irrigation valves not connected to controllers. The previous landscaping company had their workers turning these valves on and off manually. The landscaping company replaced the controller at the Sunnydale arena in addition of rewiring a portion of the system since the original installers did not wire it correctly.

Landscapers have all the sandbags in by now.

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

- a) Any issues

R. Pungrchar and homeowner resolved an issue with a horse trailer parked by a renter.

8) ARCHITECTURAL: D. Morley

a) Any issues

There were 42 submissions for architecture approval this year. For the last month there were 2 rejections, one of which the Committee resolved with the homeowner, and the Committee approved the submission.

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

There is a 10-day turnaround on submissions.

9) WEBSITE/NEWSLETTER (E. Allen)

a) Items to include

Tell homeowners to vote in the election and explain the necessity of a quorum for a valid election.

Notify homeowners about 26-JAN-2009 City Council hearing of Planning Commission's decision to allow keeping of cattle by one homeowner.

Paula from ABM said their office needs the newsletter by 22-DEC since they will close their office for holiday at the end of the day on 23-DEC.

10) GENERAL SESSION ADJOURNED AT 9:00 PM

Minutes recorded by E. Allen.