

BRIDLE PATH HOMEOWNERS OPEN BOARD MEETING

Minutes

Monday June 22 - 7 pm -9 pm

Coco's L.A. Ave, Simi Valley, CA.

BP PHONE 805-624-2906

- ❖ **Call Meeting to Order – Lee Murray, Berna Arnold , Marcy Myers, Stephanie Bennett, Darin Paone**
- ❖ **ABM Management Not Present – New Management GM present**

- ❖ **Time: 7:07 p.m.**

- ❖ **President -**
 - Lee will read "Rules of Conduct"

 - Article 4 Section 8a:
 - Regular and Special meetings of the Board of Directors shall be open to all members of the Association, provided, however, that non-board members may not participate in any deliberation of discussion unless expressly so authorized by the vote of a majority of a quorum of the Board of Directors. The Board of Directors may, with the approval of a majority of a quorum of its members, adjourn a meeting and reconvene in executive session to discuss and vote upon personnel matters, litigation in which the Association is or may become involved, and orders of business of similar nature.

- Announcement of Executive Session scheduled at the end of meeting to quickly review collections and approve as well as Legal Matters.
 - Transition to GM from ABM should be complete by this Thursday with GM ready to provide services on July 1st.
 - Automatic payment of Homeowner Dues is available. GM will be able to assist Homeowners in setting this up.
 - There will be a new process to demanding BP documentation. A written request needs to be made on GM form, and make an appointment with GM when you want to view the document(s).
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 - Newsletter made the announcement of the receipt of a recall petition. The special meeting will occur on August 21st at 7:00pm. Ballots will be made up and sent out soon, for nominations, if this Board is recalled, closed today.

- ❖ **Treasurers Report –** The actual collections amounts were not turned in by ABM since they are absent from this meeting a Motion was made to postpone treasurers report – Motion Passed. Collections will be reviewed at Executive Session following Open session – Actual Numbers from Darin – Reading of the checks written per request of the members.

- ❖ **Landscaping Report –** Daran: Enhancements approved last month to landscaping are finally being completed. Shrubbery and Trees – trimming – Sunnydale replanted where the Tree was. Signage - for the entrance ways – Jennifer - \$10,500 Capital Improvements – A vote for presentation of signage quotation – Bids for Signage. Cement Fencing – two companies for Vinyl Fencing replacement – Sunnydale is the smallest area and that is why that bid – Motion to have a proposal – and reserve survey – coming up through reserve funding this was tabled to a later date.

- ❖ **Secretary Report –** Berna motion to waive the reading of minutes Minutes Motion made to approve the minutes from March, April and May with corrections made. Motion Passed

- ❖ **No Official CC&R report -** Stephanie
 - Nonchalant hedge has been cut back to allow view.
 - I have visited several homeowners before 2nd notice on same violation went out, and most have fixed the issue.
 - Will be submitting CC&Rs as soon as transition is complete. GM just received account information from ABM today, so it will take time for them to setup.

- ❖ **Website/newsletter report** – We are currently working on the next newsletter and I am in talks with Telesis to host our website which will allow more secure access as well as the ability to pay on line. We are also looking into a cost saving measure of doing the newsletters on line. This would save on printing as well as postage. Those wishing their newsletter to be mailed via snail-mail would still have that option.

Meeting adjourned – because of over capacity. Motion to Adjourn. Motion Passed.

HOLD HERE – below was the rest of the agenda that was not completed due to the adjournment of meeting. After meeting it was discovered that ABM Management was around the corner in the other room listening to meeting but did not make presence known.

- ❖ **Events -**

- ❖ **Architectural Committee** – No report; A new version of the Architectural rules will be sent out to membership. For many changes have been completed.

- ❖ **Mountain Park Committee Report** – Don or Daran

- ❖ **Arena Committee Report** - Marcy

WILL NOT TOLERATE over speaking or interrupting of each other. Rules of conduct will be strictly enforced. 3 minutes total will be allowed per homeowner.

Board will respond to those questions which the Board elects to respond to, Otherwise we will respond by email or phone to the Homeowner at a later time. 2 – 3 minutes allowed per homeowner, and if the same question is asked again, we will move on to the next homeowner.

Open Floor (Total time allowed 30 minutes)

- ❖ **New Business**/Items that may need attention not foreseen at the time of agenda printing.
- ❖ Adjournment of General Session

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- ❖ Executive Session –