

Bridle Path HOA Meeting Minutes

July 20, 2009 – Simi Valley Town Center

Call Meeting to Order 7:06 pm

Board Members Present – Marcy, Lee, Berna, Daran, Stephanie,

Presidents Summary

- Introduce the Board, GM management (Greg Moses), and Attorney Steve Garber
- Thank you - Marcy and Volunteer for Trail Course – work party – new obstacles built painted and set up for the community – new gate and new bridge.

- Attended Mediation for the Drain lawsuit on July 1st, settlement has not Agreed on – the suit is still on going.

- Transition with ABM became difficult, and our Treasurer is without complete reporting in June and partial incomplete in May as well.

- Recall August 21st at 7pm here at the Town Center – Ballots need to be turned in by 7:10 that evening. This will be repeated in the August newsletter along with the rules and regulations and the announcement of the third party – who will be counting the votes.

- Greg Moses, GM Management introduced himself, gave his background and the things he would be assisting the board with at the meetings – including maintaining the Roberts Rules of Order. Read out of the CC&R's about the conduct of what is allowed per the BPHOA CC&R's.

Two issues about the recall were brought up by a homeowner – that he is going to address – requires 2/3 vote of homeowner's to hire a management company and/or accounting service. He read the actual CC&R's with the proper wording – of the rules and by-laws. He asked that anyone that had a problem with that, this shows – these rules are located inside of our by-laws. A homeowner still questioned it, and was told that we consulted an attorney that wrote part of the Davis Stirling act. The debate ended with an "agree to disagree " and the board will discuss this later in Executive Session.

Introduction of Steve Garber

Steve Garber..... retained to look at a pattern of harassment – prior to the recall. recouping items from prior management company, previous board members and helping with the enforcements of the CC&R's and by-laws. Arguments about bovines, etc – precedents that are set and particular boards enforce or do not enforce – sometimes boards look other ways – easements that were granted – licensing to use HOA property – because of liability issues. When someone brings horses outside the association – etc....are they paying their fare share of the dues etc. Going forward this will elevates problems with other boards, this is an ongoing problem and we are trying to take care of it – fees were never assessed. It was done years ago. Buildings, structures, grading that were not done properly with permission and things need to be brought into compliances. These are issues that affect the association – if they are dealt with when they occur, it elevates future problems. When individuals are attacked and are not on the board – and attack those who are volunteering and assisting the board.

Secretary report – move to table the approval minutes until we have a chance to review.

Anything from Committees for the newsletter/web – deadline for items to be turned in by July 23rd. – Motion Marcy abstain from the reading of the minutes – Berna Seconded – board all in favor. – Website change over.

6) Treasurers Report – Daran Paone – June financials not turned in from ABM and there not complete enough to approve – Reading of May instead.

7) Landscaping – Don Paone– Sprinkler issues – getting them working in the common areas. Staygreen trimmed a tree on Meander at Rambling – will come back and fix it. Work on medians tomorrow and have eliminated two bee hives. A new tree at the corner of Meander & Rambling to replace the trees that were removed. New trees must be 50' away from stop signs. (noted by homeowner)

8) Mountain Park – Don – All wood from oak tree is removed – leak in 20 ft area – a root under the tree broke the pipe – chips from tree trimming was distributed around arena's for weed abatement

9) Architectural rules - Tabled until Michael arrives -
Need to motion to approve current rules to Board

10) Events – Jennifer – Garage Sale – August 15th – they put up signs and market for you only \$10.00 – Success with Rattle snake dog training as well as disaster training – checks to cash –

11) Arena Committee – Marcy – got a lot of responses from “Got Arenas” survey – the thought was to know what the majority of the homeowners – Gymkana is now balanced it previously had been 6-8 inches lower in the middle and was very dangerous. Arena maintained weekly (the worker was not fired as reported via rumours) – Came to look at the Dressage Arena – as well as the trails course – Yes there are things that need to be done – off by 6” only. – Request proposal to 4 different companies – it should fall into the \$5,000 range to fix it. Trails Course followed – thank you to all that helped build and put together – over 20 homeowners were there to help.

12) New Business.

Motion to Approve Salas Excavation to clear wood chips at 2 - 3 hrs @ \$85 – Motion Passed.

Motion to approve reimbursements to Marcy for trail course work party. Motion Passed.

Motion to approve the hiring of Wolf, Rifkin, Shapiro, Schulman & Rapkin, LLP to handle the interpretation of the Recall rules and approve GM to pick an Inspector for Ballot handling & to approve for recall. Motion Passed.

Motion to approve Accountant Ted Martens as Inspector of Elections for Recall. Motion Passed.

Motion for Approval of new CCR form occurred during Executive session on Saturday. Motion Passed.

13) OPEN FLOOR – GM Management –

Homeowner – concerned about lawsuit exposure in Mtn Park – insured or uninsured worker's.

Homeowner – Annual Meeting – Jan. 20th. He resigned that evening – 10 days later received letter from Michael Anatole for keys – etc. Got response hours later with various things – feel free to call me on Tuesday – been at every board meeting since. Making attempts to get together personally. Point is that – did not have to spend money to get the things from him.

Homeowner - getting information about how these things are getting done.

Architectural Committee items – find out about work going on – time line – to get this done –

Michael Kress answered it.

Homeowner – issue with trailers parked at end of cul de sac. Not allowed on the street or front set-back area. Degrade property values, etc – previous board member Russ – said it was inconsistent and he removed and now we have to take of. A meeting will occur in the next two weeks.

Homeowner - talk about the tree – at First Street and Mellow is taking care of it. Bugs on shrubs – non-toxic bug spray. (safer soap)

Dead tree at Sycamore – and needs to be removed – last board did not take of it. Appreciate any recommendations –

Homeowner – spoke – neighborhood climate has gone down hill – are we acting in the best actions of the community – personal vendetta's – quest for control making us not collaborate. Are we acting in inappropriate ways – time to reevaluate the agenda.

Use your energy positively instead of negatively. Step outside your situation – neighbors in despair – and people are moving – scared to step forward to volunteer for the community –

Keith Mashburn – moved into Bridle Path 6 years ago. Embarrassed by the behavior of the boards – and stayed away. Personal attacks – are ridiculous. Any dollar spent – is correct. Puzzled about a past present – who elected and resigns and then works to get back on the board.

Toni Ross – stop this – what happened to Bridle Path – car stolen from outside my home – busy worried about who stole my sign – look at ourselves –

Digby Sharp – past president – looking for money spent on attorney's – has spent a ton a money – drainage pipe on Miller's driveway – provides drainage on Rambling and Rocking Horse – pipe is not the Miller's. Fix \$42,000.00 – attorneys at this point \$50-100,000 to do this –

Peggy Miller – horrible person that has done nothing to this community – sick of all the lies – and things we have done. Stop lies, stop personal issues – stop using the board as a vehicle to expedite the personal issues. Bring peace and tranquility back.

Anna Olson – been here over 20 years – seen things work and go down and come back – they are in the best shape in 15 years. Horse person – appreciate what they are trying to do. Been on committee for past 5 boards. Common areas need to be replaced. Moved in \$18 now \$37. That is nothing.

Vickie Rich – owner 15 years – this board worked really hard to make a difference. This is insane and not acceptable. Use you energy to work together – we can do wonderful things.

Lettie – Ditto on everything

Mitzi Roberts – owner 2 years – This was my dream house – my dream – I bragged about how lucky I was to be in the best place in the whole world – This year the things that are going and talk to neighbors and talk to them – taking things out on children. The arenas are great the trails are great – the board does it for free – give of their time and stop the madness.

Ken Nies – resident since 1985 has horses – can understand horse/non horse owner – past board member – secretary – treasurer – vice president. Take issue with past boards do not sacrifice their time etc – Never seen a recall think about.

Greg follow-up – thank you for the way meeting was conducted tonight – issue with lawsuits. Litigation – handed another letter threatening – a lawsuit – get full from recoding Responded to some things.

Jim Panteleo – responding to some issues that were brought up – agrees that neighbors should get along. No way to get us all together and feel the same way – it would be nice for us to all get along together. Nobody should be harassed – and he sits and bites his tongue.

14) Executive sessions will be held on Friday's or Saturday's at GM management.

Adjournment of General Meeting – Motion to adjourn Stephanie – second Lee – unanimously adjourned