

Bridle Path HOA Meeting Minutes – October 19, 2009 Simi Valley Town Center

- Call Meeting to Order 7:15pm
 - Lee Murray, Marcy Myers Absent
 - Minutes will be taken by Cathy and Stephanie
 - Introduction of Board members Daran, Cathy, and Stephanie
GM Management Greg Moses
Robert's Rules of Conduct Summarized by Greg

- Presidents Summary – Stephanie Bennett
 - Review of approvals by email
 - 1) Approval of Ted Martens to be hired to review Moskowitz Summary and confirm findings and to be Inspector of Elections at General Election
 - 2) Approval of Settlement offer to the Millers in regards to Drain Case
 - 3) Approval to ask Cathy Albertson for appointment to Board to replace Berna Arnold
 - 4) Approval to propose a payment schedule to pay S. Garber legal fees. BPHOA will be consolidating legal services to Dan Shapiro Firm.
 - 5) Approval for Bridle Path between First Street and Tranquil to be cleared and made safe for use by residents.
 - 6) Approval to authorize Arena Chairman to add Pacific Shores to the Arena schedule to have arena maintenance once a week
 - 7) Approved First Violation Letter written by new CC&R committee
 - 8) Approval of CC&R committee Disclaimer (Privacy and Security). Each Committee member has to sign.
 - 9) Approval of revised StayGreen Landscaping Contract.
The original contract signed by 2008 Board was for 3x/week-2 guys (\$7055//month); they had added a 4th day at no addl charge mid year
The new contract is for 5x/week-2guys (\$7355)contract expires 10-1.
 - 10) Approval of composing a letter to the City Attorney to 'Grandfather' 2 Steers and 2 cows for Miller property which have been on the property for over 8 years or more. This in response to Miller legal correspondence, and additional documentation proving previous Board knew of cattle on property, and did not enforce removal.
 - 11) Approval of form for Homeowners to apply for permission for animal keeping of animals for purposes of an 'Agricultural Project' per 1996 Amendment.

Legal Report - Stephanie Bennett

Drain Case: Hearing held on October 9, 2009 for Drain case. Foran attended and agreed to Settlement. Both parties have received agreements and we are waiting to receive the signed originals.

Apodaca vs. BPHOA: Attorney wrote a response on October 2.
The case is proceeding.

ABM vs. BPHOA case ... a mediation hearing is to be set within 45 days. A mediator has to be agreed upon.

Consolidating legal services to Dan Shapiro's firm

- 3) GM Report
 - bid on Coupon Payment Booklets
 - 37 delinquency letters(past 60 days) \$7400

- 5) Secretary's report
 - Motion made to waive the reading of the September minutes and approve as written - Motion Passed.
 - Cathy gave Lee's report on Website- On-line sign-up for Green Newsletter with eventual benefit of reduction in postage and printing costs.

- 6) Treasurers Report
 - Daran read current Financials
 - went over Moskowitz 2008 Financial annual report tax payment finding.
 - Cathy made motion to approve both September and October Treasurer reports - passed
 - one time assessment will appear on November statement

- 7) Landscaping
 - Revised contract with StayGreen signed.
 - Sand bags : Sand and Decomposed granite have been delivered for sand bag packing.
 - Discussion of Boulder signs: How do we set aside funding? Special project? Capital improvements? Homeowner vote? Landscaping? No Decisions made at this time.

- 8) CC&Rs
 - New committee appointed. Anna Olson, Sue Flescok,
 - New first violation letter; approved by email
 - Committee will be submitting CC&Rs Rules and Regulations to be distributed to membership and then approved by the Board.
 - The Board is working on rewriting the sections in regards to elections in our governing documents.
2010 nomination forms will be in November newsletter package.

- 9) Mountain Park
 - Removal of large branch at First Street Arenas
 - Clean up around New Dressage Arena

- 10) Architectural – Michael Kress not available – no report

- 11) Events - Jennifer De la Torre
 - List of all the up coming activities and Event newsletter

- 12) Arena committee - Marcy was not available to give complete report. brief summary of some of the activity. Stephanie gave an update on the New Dressage arena rails installed and removal of extra sand
- 13) New Business
 - Review of 4 'Agricultural Project' applications from the (3) Sharpe's and the (1) Miller's Requests for 4 young calves to be kept on Miller property only, and will be completed in August 2010.

Motion to approve 4 applications was made and passed.
General Membership meeting to be moved from
January 18, 2010 to January 19, 2010 because of the federal holiday.
Motion made and passed.

14) OPEN FLOOR

15) Adjournment of General meeting at 8:25pm.

Executive Session was called to order at 8:30pm