

**Minutes for Bridle Path Board Meeting
April 19, 2010**

Call to Order – 7:15PM Bill Apodaca

Meeting was held at Simi Town Center Hall. In attendance were Bill Apodaca, Dave Miller, Linda Pierce, Digby Sharpe, Stephanie Bennett and Greg Moses. Many homeowners were also in attendance.

Rules of Conduct were read by Greg Moses

Introduce directors

Appoint committee chairs

- Architectural chairman. Dave nominated Penny Wilson; Linda seconded; 3 in favor. Stephanie & Digby opposed. Motion passed.
- CC&R chairman. Dave nominated Mary Gabel. Linda seconded. Much discussion ensued. Digby said 2 lambs & a turkey had been reports. 3 voted in favor; Stephanie & Digby opposed. Motion passed.
- Arena chairman. Linda nominated Ronda Apodaca; Dave seconded. Discussion ensued. Stephanie opposed. Digby abstained. Motion passed.
- Mountain Park chair. Digby wanted to be chair. All voted in favor. Motion passed. Digby mentioned work he had done already on arena gate & trimming trees with others.
- Communication chair. Linda nominated Ken Nies. Bill seconded. Stephanie & Digby abstained. Motion passed.
- Finance chairman. Dave nominated Roy Pierce. Bill seconded. Discussion ensued. Digby abstained. Stephanie abstained. Motion passed.
- Events chair. No head at this time. Linda Pierce will be liaison.

Presidents Report – Bill Apodaca

- GM Management contract as full management company terminated as of June 30, 2010. New bids being solicited.
- Dave made motion to terminate GM contract as written. Linda seconded. Discussion to go back to bookkeeping service only. Digby & Stephanie opposed. Motion passed.
- HOA meeting site. Discussed exploring different sights. Maybe some closer.
- Legal update: Recall litigation still pending. Continue with Mr. Levine. ABM lawsuit on-going. Insurance company handling. Discuss forming Litigation Committee to review any legal issues and advise only. License agreement discussion and review on prudence of pursuing.
- Landscaping report: Art Rose & Jim Pantaleo painted and replaced broken rails on Sunnydale.

Vice-President Report – Linda Pierce

- **Newsletter & Constant Contacts:** Steve Woskow gave report. Researching & exploring going back to mail our statements with newsletters. Only 102 have signed up for email service. Constant Contacts is \$160/year and we have pre-paid. Discussed doing both until usage increases. **All voted for postage based newsletter for the time being.**
- **Website:** Ken Nies gave report. Website hosted by GoDaddy. Created email accounts for all board members. Created board email accounts that would forward to all board members. Updated contact pages; added current newsletter; converted Feb & March 2010 newsletters to PDF; added current Board minutes; updated “calendar” to show current Board meeting times w/agenda; added link for Board information; removed non-relevant information on various pages.
- **Arenas:** Ronda Apodaca is chairman and forming committees. She & Digby trimmed all pepper trees at Meander arena. Arenas will be groomed every other week due to cost. Groomed more last year (budget was \$20,000). This year’s budget is \$12,000 and cost \$400 each time. Gathering bids for equipment operators. Must have appropriate equipment & documentation (insurances & licenses). Will be doing weed abatement and should see improvement by Mid-May. Asked folks to please join the arena committee to be properly represented.
- **Card Keys & HOA Keys:** Keys for gates 1-4 & 5-7. Also bathroom keys and Challenger Park keys. **Made a motion to charge \$5 for bathroom & CP keys. All in favor. Motion passed.** New keys all have holes & grommets in them for lanyards. Cost of holes is \$20/hole. Also found Card Deck for programming and de-programming cards.
- **New Welcome Letter:** Penny Wilson & I worked on draft to make friendlier. Gail Marlowe & Jeannie Watt will take to new homeowners with mtn. park map. **I moved to adopt this letter and start using it. All in favor. Motion passed.**
- **Les Wilcox Plaque:** Les passed away April 8, 2010. Thirty year resident & devoted much time to BP and was on Board. Was given a plaque prior to his moving to AZ. A duplicate plaque was to be erected at the Oak Tree Picnic area. Looking into costs of alternate plaques and/or small concrete stone to commemorate his contributions.
- **Events committee:** Last committee did great job, but does not want to continue. Jennifer De La Torres & Juli Weltsch have been great help in sharing information and files. Now turning new page and need volunteers.

Secretary Report – Linda Pierce

- Wave reading of minutes for March 17, 2010 and approve as written. All in favor. **Motion passed.**

Treasurers Report – Dave Miller

- **Financial & Budget:** Expense report policy (\$10) voted on and passed. Total revenue: \$329,366.; Total expenses: \$460,364.; Net Loss: \$130,997.; Net Liquidity: \$386,101.
- **CC&R Report:** Mary Gabel chairman. Committee just forming. Will begin May 1, 2010
- **Architectural Report:** Penny Wilson would be chairing.

Mountain Park Update – Digby Sharpe

- Authorized to spend \$6000, but approved by email. Getting volunteers to help.

Drain Repair Update – Stephanie Bennett

- Got signed contract on Friday. Dennis Foran saying drain liner collapsed. Stephanie will get Cobalt to examine.

Open Floor

- Homeowner – Mtn. Park overgrown
- Homeowner – Clear weeds 100' from barns behind Rocking Horse
- Homeowner – grind hitch rail ends at Oak tree picnic area
- Homeowner – Did Dave look at invoices to tally cases?
- Homeowner - Need to better review Robert's Rules & maybe have Open Floor at beginning of meeting.
- Homeowner – Old arch, chair said was not kept up to date with new applications.
- Ran out of time to continue as location closes at 9PM. Need to start at 7PM sharp next time.

Checks

- Signed

Next meeting will be called as needed

Meeting adjourned 9:10PM

Respectfully submitted,

Linda Pierce
Secretary/Vice President