

**Minutes for Bridle Path Board Meeting  
July 19, 2010 Approved revisions 9-20-10**

**Call to Order – 7:05PM by Bill Apodaca**

**Meeting was held at Simi Town Center Hall. In attendance were Bill Apodaca, Dave Miller, Linda Pierce, Stephanie Bennett and Digby Sharpe. 23 homeowners were also in attendance. Stephanie left at 8:55 prior to end of meeting.**

**Presidents Report – Bill Apodaca**

- Legal Committee – will review & update By-Laws first. All legal issues now behind us. Committee of 9 members.
- BP files – Stephanie said ABM gave 14 boxes with inventory. Bill has 12 boxes; Emmons has 2. Stephanie's board assumed the boxes were complete. Linda made a motion to take files to Emmons & do inventory. All board members will be invited. Bridle Path attorney will send letters to other attorneys BP has used to have all other legal files sent to him. Files will be inventoried. Stephanie 2<sup>nd</sup>. All voted in favor.
- Landscape – Please trim your parkway trees. New material ordered to repair bridle paths.

**Vice-President Report – Linda Pierce**

- Welcome Letters - The packet delivered to new owners
- Events Report – July 17 Disaster Preparedness Talk good, but few attended. July 31 will have Free Barefoot Trimming Seminar. August 21 will have Annual BP Garage Sale & Tack Sale. \$10/household.
- BP T-Shirts & Sweatshirts available. Call Penny at 805-584-1599
- Arenas - Working to spruce up the jumping arena. Repairing and painting jumping standards and jump poles. Cleaning out the horse trough in the Meander Oak Tree area.
- Card Keys - Call Esther Mead at 805-581-0029 to requested new card keys, bathroom keys and Challenger Park keys.
- Constant Contacts – Sign up for BP emails. We will be phasing out the Events email list and you want to stay in the loop.

**Secretary Report – Linda Pierce**

- Stephanie made motion to wave reading of minutes for June 21, 2010 and approve as written. Digby seconded. All in favor. Motion passed.

**Treasurers Report – Dave Miller**

- Financial & Budget – We had a net profit in June of \$1864.26 and net operating profits year to date are \$12,882.33. All financials done on the accrual basis, which is correct for our association. GM didn't always follow this method.
- The Bridle Path CPA, got a letter from a homeowner, who had a number of questions and concerns with the audit. Linda made a motion that the CPA as well as other vendors should not respond directly to homeowners, but should instead address their questions for the vendors directly to the board. This will also keep out vendor costs down. Dave seconded. Bill, Dave & Linda voted for. Digby abstained. Stephanie voted against. Motion passed.

- Emmons will be sending out late fees notices for delinquent dues. Dave made a motion to follow Emmons recommendation and procedures to send out collection notices. Digby seconded. All agreed.
- Architectural update from Penny Wilson– just a few regular requests, some roofing requests, and some painting and window updates. If a homeowner is unsure if it needs Arch. Approval, it is better to submit a request. Documents & forms available online.
- CC&R Report: Mary Gabel chairman report. New letters made and fine schedule will be presented. Email any questions to Mary.
- Stephanie said Fish & Game wants to see pictures of dog alley repairs.

### **Mountain Park Update – Digby Sharpe**

- Dog alley erosion repaired. Also did work behind Leisure Lane (weed abatement & clearing). Also increased water flow. Brian Becker was a big help in both projects.

### **Old Business –**

- Batting Cage at 1107 Mellow. Had open discussion on whether to approve. Have to protect interest of 630 homes. Built prior to arch. approval or submission. Riders from other areas ride here. Digby made motion to reject it in this present location, but owner can submit again if he chooses if location changes. Dave seconded. All voted in favor.

### **New Business –**

- Form ad hoc committee to revise Governing Documents. Begin with By-Laws. Committee of 9 homeowners. Emmons will furnish some examples of newer by-Laws. **Stephanie** Suggested that **item #4 on Ad Hoc Legal Committee guidelines submitted by Bill (see attached guidelines) be amended to say that** those on the committee can be homeowners who have had past violations or litigation against them as long as no present violations or litigation. Dave made motion to accept committee **guidelines** as such. Digby seconded. All in favor (**Stephanie, Digby, Dave and Bill voted in favor of the amended guidelines**), but Linda voted against. Motion passed.

### **Open Floor**

- Homeowner – common area grass dead on Rambling across from 1378.
- Homeowner – thanks to Randy Miller for their tractor donation to repair dog alley. BP signs question. License agreement questions
- Homeowner - Discussion on financials
- Homeowner – Broken sprinklers and drought tolerant plants
- Homeowner – needs bridle path groomed in front of their house. Some sand too deep.
- Homeowner – lawsuit status questions & Mtn park weed questions
- Homeowner – arena watering questions. Speeding questions. Lot drainage questions.

### **Meeting adjourned 9:26PM**

### **Checks**

- Signed

**Next meeting will be called as needed**

**Respectfully submitted,  
Linda Pierce  
Secretary/Vice President**

**Ad Hoc Committee: Legal**

- 1) This committee will be an “advisory committee” to the Board
- 2) The purpose of this committee will be to review and update our Governing Documents to be in compliance with current HOA Law (Davis Stirling Act). Initially, the By-Laws will be updated first.
- 3) Committee shall be 9 homeowners, who shall select a chairman, who reports to the Board.
- 4) Committee members shall be in good standing:  
No outstanding CC&R violations.  
No outstanding delinquency in monthly dues/assessments or other fees.  
  
Committee members can be homeowners who have had past violations or litigation against them as long as there are no present violations or litigation with BPHOA.
- 5) Board members’ immediate family are not eligible to serve on this committee
- 6) Each Board member shall appoint one committee member of their choice; the remaining four committee members shall be appointed and approved by the Board.