

**Minutes for Bridle Path Board Meeting – Approved 9-20-10  
August 16, 2010**

**Call to Order – 7:05PM by Linda Pierce**

**Meeting was held at Simi Town Center Hall. In attendance were Dave Miller, Linda Pierce, Stephanie Bennett and Digby Sharpe. Bill Apodaca was out of town. 16 homeowners were also in attendance.**

**Presidents Report – given by Linda Pierce for Bill Apodaca**

- Landscape – Discussed problem areas in tract. Dave & Linda drove the tract and noted. Dave said Stay Green bid to repair parkways is expensive; getting additional bids. Connie said 15 gal trees should be \$65-70 (supplied & installed). City's Arbor Day give away free trees. Stephanie said bougainvillea dying at First St. Stay Green is aware and taking care of it. Stephanie complained about cement work at Sunnydale Arena. According to homeowner, this work was approved by Les Wilcox years ago. Material for bridle paths delivered and will fill in ruts. BP dragged with mat both directions every month.

**Vice-President Report – Linda Pierce**

- Events Report – August 21 will have Annual BP Garage Sale & Tack Sale. \$10 per household.
- Arenas - Working to spruce up the jumping arena. Still repairing and painting jumping standards and jump poles. Sunnydale arena gate and side rails repaired.
- Card Keys – Manufacturer raised price to us. Linda made motion to raise price for card keys to \$10 if have old card to return. If not, price to replace will remain \$50. Dave seconded. All voted in favor. Motion passed.

**Secretary Report – Linda Pierce**

- Dave made motion to wave reading of minutes for July 19, 2010 and approve as written. Digby seconded. All in favor. Motion passed. From now on, we will post the draft of unapproved minutes until they are approved.

**Treasurers Report – Dave Miller**

- Financial & Budget – We had net losses from operations of \$8,750 for the month. Net operating profits year-to-date were \$4,465. Total cash and investments at the end of July were \$418,069. The loss for July was because of paying Stay Green twice and a onetime repair to Mountain Park trail of \$2,500.
- Architectural update from Penny Wilson– one new requests. Batting Cage supposed to be removed within 30 days and not used. Can give ccr notice and legal action at end of 30 day period.
- CC&R Report: Mary Gabel chairman report. 44 new violation letters have gone out. 2 home have paid us off and filing liens on other properties. Mary isn't getting all the ccr emails that are sent to the board. She wants to amend fines & will get back with more information by next board meeting. Now fine is \$25 and too low. Dave explained how fines are done and how homeowners can appeal. Need to increase fines due to time frame being long prior to liens. Fines were updated in CCR's when Larwin homes built in 83 or

84. Actual fine procedure is reviewed annually. Looking at progressive fines. CCR's are here to keep our values up.

- Ad Hoc committee – Postponed until next month due to Bill's absence. Stephanie made motion to appoint members anyway. Digby seconded. Stephanie & Digby voted in favor; Linda & Dave voted against. Motion did not pass.
- Mead et al Case – Case was voluntarily dismissed prior to election, but Stephanie made motion to go forward in small claims court to recover legal fees. Stephanie voted in favor. Digby seconded. Both voted and passed the motion. Dave & Linda did not vote.

**Mountain Park Update – Digby Sharpe**

- Digby will check on why gate #3 is broken. Also 2 boulders blocking trail and will check on that too.

**Open Floor**

- Homeowner – explained to homeowner that Tranquil trail is a homeowner-maintained area.
- Homeowner – thanks given to BP for dragging bridle paths
- Homeowner – trash cans blocking gate 3 access
- Homeowner – don't like signs on trail gates that say trails are unsafe & unstable. Want signs re-worded.
- Homeowner – nettle weeds blocking hitch rail at Meander oak tree area
- Homeowner – suggested putting blurb in newsletter about snakes
- Homeowner – 20 trash cans donated and want a thank you from board. Also, discussed putting a can at Genial hill area due to unsightly debris. Suggest putting in newsletter that kids are parking at Genial Hill area and making camp fires.

**Dave made motion to adjourn. Digby seconded. All voted in favor.**

**Meeting adjourned 9:10PM**

**Next meeting will be called as needed**

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