

**Minutes for Bridle Path Board Meeting – Approved 11-15-10  
October 18, 2010**

**Call to Order – 7:06 by Bill Apodaca**

**Meeting was held at Simi Town Center Hall. In attendance were Dave Miller, Linda Pierce, Bill Apodaca and Digby Sharpe. Stephanie Bennett was absent. 20 homeowners were also in attendance.**

**Presidents Report – Bill Apodaca**

- **By Laws** – Jackie Morley gave update on Revision Committee. Have met twice. Had election of directors. For annual election – voted that majority ruled (no quorum needed). When committee decides on things, Board must still vote to accept them. To actually change the by-laws, you need homeowner approval. Will meet at Chris' house Oct. 26. Bill is getting bids for an attorney to go over final committee decisions.
- **Bridle Trails** – were leveled and some areas were extensively worked. Some homeowner's drains are plugged. Sand bags coming Nov.1. We will save money by buying our own sand bags from Home Depot. Need 2000 bags.
- **Landscaping bids** – We are obtaining bids to make sure have the best opportunity. Have 4 bids now. Have 5 bids for the medians.
- **Stone entry signs** – Said City still deciding whether to approve. Moving up chain of command.
- **Annual Election** – Dave made motion to move election to Tuesday, January 18, 2011, due to Martin Luther King Day. Linda seconded. All voted in favor. Russ Pungrechar will look into changing the election meeting location due to time (Simi Center closes at 9PM and our meetings start at 8PM.). Time line discussed. Candidate Nomination forms need to be out by Nov. 18.
- **Inspector of Elections** – Bids being obtained. Bill has contacted a number of potentials. Others will get bids as well and give to Bill. Digby against using Ballot Box.

**Vice President Report – Linda Pierce**

- **Welcome letters** – New homeowners Amara and Shane Zaring.
- **Events** – October 23 “Fall Fun Day” which included a pre-Halloween costume contest/ bake sale/book exchange and crafts sale.
- **Mellow/Azure trail** – A big “thank you” goes out to Sue & Steve Woskow. They spent a few hours picking up many bags of trash left in this area and there still is more to pick up. Discussed organizing a work party to help with this as soon as the snake threat diminishes. Vanessa Main will help coordinate.
- **Gate 3 “V” drain** – Another “thank you” goes out to Mark Hazelwood. He has volunteered to keep this drain clean and flowing during our winter rains.
- **HOA Dues payments** – Remember to send your HOA Dues to the proper location, which is as follows: **The Emmons Company, One Broadwalk Avenue, #102, Thousand Oaks, CA 91360.** You can also sign up for automatic payment/check free. To do so, call The Emmons Co. at 805-413-1170. DO NOT send your dues to the old lock box with Telesis.

- **Arena Committee** – Beautiful new Bridle Path jump sign at the First St arena area. This was an old, broken jump that was painted and refurbished by Ronda Apodaca and her family. Many thanks to Ronda and her family.
- **Insured Trainers** – Go to our website at [www.bp-hoa.org](http://www.bp-hoa.org) to find a list of all of the insured trainers.
- **Vandalism** – We are getting reports again of broken mailboxes and cars being egged and pumpkined. Last year we had a number of cars broken into and things stolen. Also had some aggressive door-to-door solicitors around the holidays. Keep an eye out and report suspicious behavior to the police.
- **Les Wilcox Oak Tree** – The lasting tribute medallion with horse tie was installed last week next to the big oak tree in the picnic area at the bottom of gate #4.

#### **Secretary Report – Linda Pierce**

- Dave made motion to wave reading of REVISED minutes for September 20, 2010 meeting and approve revision as presented. Bill seconded. All in favor. Motion passed.

#### **Treasurers Report – Dave Miller**

- **Architectural report** – Penny Wilson reported they have had four submissions.
- **Financial Report** – Operating revenues for the month of September were \$22,677 which was \$206 under budget. Total Expenses for the month were \$22,152, which was \$587 over budget. The budget overage was due to a year-to-date adjustment in utilities expenses made by Emmons Co. Automatic wire transfers for utility fees from the old Telesis bank account for the month of June were not booked until September. Net losses from operations for the month were \$784. Net operating profits year-to-date were \$20,050. Net increase in reserve funds year-to-date were \$5,219.
- **CCR Report** – Mary Gabel gave report. Has Q&A sheet for new proposed fine schedule. Board is meeting Nov. 3 at Sycamore Park to discuss fine schedule. Suggested putting “please clean your drains” into newsletter.

#### **Member At Large – Digby Sharpe**

- Mountain Park trash cans out. Rebar at gate 3 secured. Sent pictures of Dog Alley repairs to City of Simi.

#### **New Business –**

- Dave made motion to spend up to \$1800 to have Emmons Co do an inventory of all Bridle Path records. Records now in all different boxes and we don't all know what we

have or where to find what. Linda seconded. All in favor, but Digby voted against. Motion passed.

- Want to file records of Miller/Foran drain and close files. Bill asked Digby to take care of organizing files and Cobalt Co.

**Open Floor –**

- Homeowner – wants rules on website and mad about alleged lost ballots from last year.
- Homeowner – dispute between homeowners regarding trainers
- Homeowner – Meander/Restful parkway needs repairs. Some concrete 24”x 24” drain hoods broken. Individual homeowners are responsible.
- Homeowner – Questions on new proposed fine schedule. Questions on architectural rules.

**Homeowners were permitted to ask questions during meeting.**

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

**Meeting adjourned 8:45PM**

**Went into Executive Session**

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