

THE BRIDLE PATH HOME OWNERS ASSOCIATION  
BOARD MEETING MINUTES - APPROVED

Simi Valley, California

April 18, 2011

---

CALLED TO ORDER: 7:05 p.m. (Simi Towne Center)

ATTENDANCE: Present: President Bill Apodaca, Vice-President Linda Pierce, Treasurer Dave Miller, Secretary Nancy Fisher, Assistant Secretary Dan McCarty

13 Homeowners were in attendance.

AGENDA ITEMS: Rules of Conduct, Board Member reports, Committee reports, Treasurer's report, New & Old Business, discussion from the floor.

AGENDA REVIEW: Bill called the meeting to order, welcoming everyone, reminding all present that the meeting would be conducted per Roberts Rules of Conduct, and if anyone wishes to speak they need to fill out a card located at the sign-in table.

ACTION: Bill announced that Nancy will be tape recording the meetings as allowed by Davis-Stirling.

MOTION: A motion was made by Dan, seconded by Nancy, that we allow Nancy to record Board meetings.

4-Ayes; 1-Noes; 1 (Linda) 0-Abstentions; Motion Carried.

ACTION: President's Report/Bill Apodaca.

Bridle Path Trails: Sand bag removal and leveling/dragging of trails is ear marked for the end of April. Material has been ordered to fill in low spots.

Fire Clearance: Fire Department deadline for clearance is June 1st, bids for work are currently in process.

ACTION: Vice Presidents Report/Linda Pierce.

Events: Event details can be found in the monthly newsletter.

Saturday, April 30th – Poker Ride – Sign up at First Street Arena

Sunday, May 22<sup>nd</sup> - Canine Snake Avoidance Clinic. First come, first serve basis. Contact Mary Gabel for reservations.

Saturday, June 11th - Horse Desensitization Clinic – See Linda for additional information.

Welcome letters: Three new homeowners moved into the neighborhood.

Gate#3 has been repaired.

Water is draining into Dog Alley from lower manhole cover and requires attention.

Bridle Path Medians: Signs are scheduled for delivery in the next few days. Work on medians is complete, the project came in under budget, Ronda Apodaca was thanked for her efforts in completing the project.

ACTION: Secretary's Report /Nancy Fisher

Approval of Minutes

MOTION: A motion was made by Nancy, and seconded by Dave, that the minutes from the March 21, 2011 Board meeting be approved.

5-Ayes; 0-Noes; 0-Abstentions; Motion Carried.

Arenas: Dried out First Street Arenas were the result of vandalism. Someone in possession of a key, unlocked the main irrigation box , wiped out all settings on three programs, adjusted all sprinkler heads to water outside the arenas, and dismantled the irrigation control box at the Dressage arena, which now requires replacement. A great big thank you to Frank Colwell who donated over two hours of his time to re-programming the main control box and re-adjusting/repairing sprinklers. The control box at Gate 4 is extremely old will need to be replaced soon. Sunnydale irrigation timer is controlled by Staygreen and they will be checking timers and operation of this control box. Solar lights/motion lights for First Street arena area are being considered. Thursday, March 31<sup>st</sup>, arenas were all balanced and the Genial trail was cleared and leveled. On Friday, April 1<sup>st</sup>, all arenas were drug and are now looking great. Next tentative date for arena dragging is April 23<sup>rd</sup>.

ACTION: Treasurers Report / Dave Miller

Treasurer's Report/March: Operating Revenue-\$27,218, a \$4,139 gain to budget. The budget gain for the month resulted from monthly timing on assessments and interest income. Total Common Area expenses - \$8,686; in March which was \$2,798 under budget. Total General & Administrative expenses for the month were \$6,827, \$1,681 under budget. Net profits from operations for the month were \$11,704, a \$6,618 gain to budget. Total cash and investments at the end of January were \$431,169.

Card Keys: Many homeowners have submitted card key numbers in response to newsletter request to register current card key numbers. Homeowners who have lost card keys have 30-days to purchase replacement cards at cost which is \$10. This will be communicated to

homeowners via newsletters between May and July 2011. Reissuing new cards keys to all homeowners will need to be discussed prior to next year's budget.

ACTION: Assistant Secretary Report/Dan McCarty.

Mountain Park: Gate 3 is now operating properly and the trail was graded by Mark Hazelwood at no charge, making it safe for use. There is an on-going problem with drain; City plans revealed this to be a 30 year old steel pipe, erosion prevents ability to find the end of the pipe, estimate to clean this pipe out is quite high. Options are being considered as to how to resolve this problem.

Dog Alley issue remains unresolved.

Appian Way has been determined to be an easement belonging to Bridle Path deeming it BPHOA responsibility to grade and repair, staying within fish and game restrictions. Work in this area will begin within the month.

Mountain Park – After May 1st we can begin dragging Mountain Park trails; trails have been cleared of fallen trees.

ACTION: Architectural Committee Report/Penny Wilson.

This seems to be the time for solar installations. The home on Azure Hills that burned down is currently being rebuilt.

ACTION: CC&R Committee Report/Mary Gable.

It was reported that 36 letters went out, 10 cases were closed, 20 remain open, 4 have extensions.

ACTION: Landscape Committee/Jim Pantaleo

Every 2 weeks Jim accompanies Art Rose (Staygreen) on a drive around the community. The trees on the east side of Sunnydale present concerns as they continue to break irrigation lines, causing damage to curbs/streets. A recommendation was made to the Board to consider getting bids to remove /replace these trees. Broken cement rails on Sunnydale and Azure Hills Drive have been replaced. Jim will check with Art Rose regarding operation of irrigation timer for Sunnydale arena.

ACTION: By-Laws Committee/Jackie Morley.

In Jackie's absence, Dan McCarty, By-Law Committee Liaison, reported. Jackie resigned as Committee Chair. Committee needs to appoint a new chairman and replace the vacancy and a member from the list of three alternates. Replacing the alternate is important for the purpose of meeting a quorum. Articles 1, 2, 3, & 4 have been completed. There was discussion regarding the purchasing of a set of books to use as guidance

& reference. It was suggested that the discussion carry over to the next committee meeting.

## OLD BUSINESS

### How to I.D. Trainers / Dan McCarty

Dan provided a sample identification card along with a presentation on how these cards could be distributed to all trainers to be visibly worn while on HOA property working as a trainer. The card would have a digital photo/head shot of the trainer and show that trainers are authorized and recognized by the HOA, meeting HOA liability insurance requirements, along with a disclaimer. Dan suggested posting a list of trainers at the First Street Arena kiosk, creating a more official process for trainers. Cost to make one I.D card is \$1.90

Kiosks – Dan presented the concept of a second kiosk near the entrance to the Meander round pen, and a third kiosk at the Sunnydale arena, and suggested that the kiosk at the First Street should be handicap accessible. He presented a photo of a kiosk made from metal that mounts in an in-ground receiver, removable when not in use, recommending their use at the above mentioned locations.

Dan recommended that a portion of First Street kiosk be locked for items such as the registered trainer list, agendas and other HOA postings, leaving another portion unlocked for homeowner access to post adds, lost and found, etc.

MOTION A motion was made by Dave, seconded by Nancy, to issue ID tags to trainers.

5-Ayes; 0-Noes; 0 Abstentions; Motion carried.

MOTION: A motion was made by Dave, seconded by Dan, to investigate the cost of kiosk signs to be posted at Sunnydale arena, Meander round pen, and at a location yet to be determined on the west side of First Street along the line of Dan's photo sample.

5-Ayes; 0-Noes; 0-Abstentions; Motion carried.

## NEW BUSINESS:

990 & 972 Nonchalant homeowners whose backyards back up to dressage arena still await replacement of plants as promised by a prior HOA Board.

Nancy recommended that a time be arranged to meet with homeowners to discuss possible types of replacement plants, irrigation arrangements, attempting to finalize the situation.

Discussion: Irrigation lines may already be placed in anticipation of

replacement foliage being planted, Nancy will confirm. Would homeowners be willing to water the plants if the HOA agrees to provide the plants. Trees were removed to build dressage arena, taking away homeowner privacy. Homeowners are bothered by it, one homeowner cannot open their rear gate all the way due to the location of the Dressage Arena. A good faith effort to rectify the situation seems like the right thing to do. Board agreed to meet with these homeowners and discuss options.

OPEN DISCUSSION FROM THE FLOOR.

One homeowner asked to meet in Executive Session.

One homeowner asked to consider other areas for kiosks (Meander/near the street as opposed to being near the round pen & perhaps on Rambling at Nonchalant.

The Board adjourned into Executive Session to discuss the following:

1. Drain Issue
2. Horse keeping
3. CC&R Violations

AJOURNMENT

A motion was made by Dave, and seconded by Nancy, that the meeting be adjourned.

5-Ayes; 0-Noes; 0-Abstentions; Motion carried.

Meeting adjourned at 8:27 PM to May 16, 2011.

---

Nancy Fisher, Secretary