

BRIDLE PATH HOMEOWNERS ASSOCIATION
MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS
APPROVED

Simi Valley, California

December 5, 2011

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

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

Absent: Vice-President Linda Pierce

7 Homeowners were in attendance.

AGENDA REVIEW: Bill called the meeting to order to discuss proposed BPHOA By-Laws revisions and CC&R revisions, announcing that this was the second of two meetings designated for this purpose and that Dan McCarty would be giving a power point presentation reviewing all recommended revisions. The meeting was then turned over to Dan.

POWER POINT PRESENTATION – Dan McCarty

Dan welcomed homeowners to this informative meeting, announcing that this meeting was informational, not a forum for debate, and the floor would be open for questions and comments following the presentation. Two special meetings have been scheduled to go over this material, the first meeting was held on November 14, 2011, and this presentation will be identical to the first presentation.

There are three governing documents for the association to follow

- By-Laws (Rules for the Board to abide by)
- CC&Rs (Rules of the HOA/property owners)
- Articles of Incorporation (California corporate codes)
- CC&R's rule over By-Laws.
 - Changes to the CC&R's are being recommended to ensure there are no conflicts between the CC&R's and the By-Laws.
 - CC&R's are 25 years old and need to be updated/re-written.
- Old By-Laws and new proposal are on the website for homeowner reference.

Power Point Presentation given.

Discussion: Homeowner remarked that the Architectural Committee is to be elected by the CC&R's. By-Laws revisions do not recognize the Architectural Committee as different from other committees. CC&R's specify this and rule over By-Laws. As an elected position, the Architectural Committee should appear on the ballot along with election of Board of Directors.

MOTION: A motion was made by Dan, seconded by Nancy, that based on last meeting and changes on Page 15, 17, 20, and 21, the revised version of the By-Laws be placed on the January 2012 ballot.

Discussion: Dave agrees with all changes except those related to proxies and quorums as they relate to Board elections. Bill remarked that he is against proxies, preferring the process as defined in proposed By-Laws revisions.

3-Ayes; 1-Noes (Dave); 0-Abstentions; Motion Carried

MOTION: Dan Moved that the "Amended and Restated Bylaws" dated 11-30-2011 and the Amendment to the CC&R's be included on the January Ballot with the following changes:

Article IV, Section 5 C strike the word "resident"
Article IV, Section 5 B - strike the entire section.

The motion was seconded by Bill,
3-Ayes; 2-Noes (Dave-Linda); 0-Abstentions; Motion Carried

MOTION: A motion was made by Dan, seconded by Bill, that the Board formally endorse the ballot measure that includes the Amended and Restated Bylaws and the Amendment to the CC&R's

Discussion followed.

3-Ayes; 2-Noes (Dave-Linda); 0-Abstentions; Motion Carried

Discussion: Final copy of By-Laws will be sent to Ballot Box to be mailed out with Board of Directors election ballot no later than December 15, 2011. Elections are scheduled to be held on January 16, 2012.

OPEN FLOOR.

Question and answer period for members in attendance.

ADJOURNMENT

A motion was made by Bill, seconded by Dave, that the meeting be adjourned.
4-Ayes; 0-Noes; 0-Abstentions; Motion carried.

Meeting adjourned at 9:05 P.M.

Nancy Fisher, Secretary