

**Bridle Springs HOA Meeting: January 8, 2009  
Comfort Suites, Linn Meeting Room**

Board Members Present: Bob Carruth, Jen Bryan; Eric Aguinaga, Grace Lawson

**6:30 P.M. Meeting called to order by President Bob Carruth**

**Topics:**

- 1.) **Previous Minutes Review:** Approved by Jen Bryan; seconded by Eric Aguinaga.
- 2.) **ARC Committee:** A) One more person needed on the ARC Committee. B) The committee will begin inspecting the ARC approvals to assure work was/is done beginning with those furthest out. There will be a notice on the Bridle Springs HOA website that there will be follow up to the ARC approvals. C) The ongoing discussion about the RV pad at 4251 Thoroughbred is closed. However for future owners of that home, a motion was made by Jen B. to add an RV height restriction clause (to be determined after studying the issue) for the Bridle Springs Community. Seconded by Eric A. Motion carries unanimously. D) Amateur Radio Flagpole: This request violates CCR 4.15. Eric A. moved that the flagpole antenna be denied. Seconded by Jen B. Motion carries unanimously. Bridle Springs HOA website with the CC&R's will be given to those who requested the flag pole/amateur radio.
- 3.) **New Updated Bridle Springs HOA website soon to be available.**
- 4.) **Beautification and Goodwill:** Grace announced 3 committee members: Gloria Carruth, Dwayne Cross and Michelle Miller. Ideas for implementation are: cleaning the mailboxes, Summer picnic, Bridle Springs Clean up day in the park, Spring flower colors for the front entrances to Bridle Springs.
- 5.) **Board Discussion:** A) Nutria: Grace L. moved that if budgeted BSHOA hire a State of OR Fish and Wildlife Approved Trapper to trap and kill nutria in our neighborhood. Seconded by Jen B. Limit will be set based on budget. Motion carries unanimously. B). Fence Painting bid: reviewed. Will discuss at an upcoming HOA meeting. C). Areas for no parking were discussed as follows: entrances to Bridle Springs and the corner of Canterbury/Thoroughbred. Bob C. will contact the city of Albany about painting yellow curbs in these areas. D). Motion made to approve the Resolution of Revenue Ruling 70-604 Election and was carried unanimously.
- 6.) **Financials:** A.) Bob will bring to the attention of NWCM the \$3,000.00 budget variance. B.) BSHOA needs NWCM to review the late payments that were deposited on December 1 - 7 while on holiday. These most likely were paid on time but weren't recorded because of the Thanksgiving holiday. C.) Timing of Courtesy Notices important. It's 2 courtesy notices every 2 weeks then a compliance notice. D.) Budget question about water: water has been shut off.
- 7.) **Open Forum:** A.) Question about thefts in BSHOA and some possible solutions discussed.
- 8.) Next BSHOA meeting will be February 12, 2009 at the Comfort Suites, Linn Meeting Room  
We all enjoyed this meeting room so close to home and at no charge to our HOA.

**7:35 P.M. Jen moved to adjourn the meeting. Eric seconded and motion passed unanimously.**

**Respectfully submitted by Grace Lawson.**