

Bridle Springs HOA Meeting: March 5, 2009
Comfort Suites, Albany OR

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

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

Minutes of the last meeting read by Grace Lawson. Motion to pass by Jen and seconded by Eric. All approved.

Committee Reports:

ARC- Jen Reports good flow of applications/approvals

Beautification/Goodwill- Grace reported that the tree stakes and tie removal as outlined on map of Bridle Springs was approved by the City of Albany Forester, Craig. Tru-Green will proceed with the removal.

Trees throughout neighborhood identified for possible damage to concrete - recommend notification to homeowners - Bob recommended researching further for potential replacement trees and/or list of nurseries.

We noted that K and D Engineering, Inc. surveyed the wetland on March 4, 2009, and were contracted by the City of Albany to measure how deep the creek is to check capacity of creek for storm drains and flooding.

Communications- Eric

Proposed change to a small sign at the entrance to Bridle Springs. Eric will look for suitable replacement.

Postcards proposed to communicate new website and other information. Requested input from committees. Postcards to be hand delivered to save on postage.

Financial- Bob

Compared expenditures last year to this year and found our condition was better than last year.

Reserve study is State of Oregon requirement and need to approve.

Jen moved to approve \$550.00 for onsite Reserve Study Update and Maintenance Plan.

Seconded by Grace. All approved.

Other: Garbage cans, litter, ladder, tires, etc. noted in neighborhood from time to time. Note could be made on website to keep these out of sight of those passing by the homes.

Northwest Community Management needs to look closer at homes. They are missing several items next to houses.

Old Business:

Website updated with picture gallery and the front page will have more changes.

Curb marking: Bob reports that the City of Albany will yellow stripe within 20 feet of a crosswalk so that vehicles do not park there. We will mark locations to get the stripe

Inquiry regarding posting entire neighborhood for commercial non-solicitation – suggested a poll be taken on the website.

Wetlands pipe removal: State of Oregon Lands was contacted and spoke with Gloria Kiryuta who emailed a copy of our HOA permit and the Wetland Mitigation Monitoring Report for Bridle Springs to Grace who then forwarded it to Bob. Gloria's phone number is: 503-986-5226. Bob contacted Schott and Associates representative, Juniper at 503-678-6007 who did the Wetland Mitigation Monitoring Report. The pipe removal in the wetland area is approved. We will seek resources to remove the pipes.

New Business:

Bark bid presented by TruGreen for 2 inch bark application to all areas currently maintained by them for \$1500.00. We have already spent \$850.00 for the crane fly application. It will cost

\$500.00 for the Spring turn on, \$460.00 for the Spring color rotation, \$300.00 for the mid season tune-up and \$500.00 for the Fall color. Grace moved to spend \$750.00 for 1 inch of bark application in our HOA Common area around the base of the trees. Seconded by Jen. All approved.

Hearing: No one present for a hearing.

OPEN FORUM:

Homeowner question regarding tree stake removal.

Tru-Green was instructed to remove only stakes at the locations identified on map. The homeowner's location was not a part of that map.

Jen moved to adjourn meeting at 7:35. Seconded by Eric. All approved.

Respectfully submitted by Grace Lawson.