

**Bridle Springs HOA Meeting: April 9, 2009
Comfort Suites, Albany OR**

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

There were 4 Homeowners present.

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

Minutes of the last meeting have been read by all the Board Members. Therefore to save time for long agenda the minutes were not read but were approved following a motion to approve them by Jen and seconded by Eric. All approved.

Committee Reports:

ARC- Jen RV Height restriction update: Jen moved to approve 6 feet height restriction on lot 15. Eric seconded. All approved. Jen will talk with Northwest Community Management regarding communicating this to the homeowner that if they sell the home this height restriction will take effect. It does not apply to existing homeowner.

Jen will contact NWCM to determine how to identify and proceed with backyard landscaping compliance. Jen will check into ARC compliance and report back.

Beautification/Goodwill- Grace -Mike Killion and Grace walked the neighborhood to assess trees. There are 4 dead trees; will inspect again in May. There is fresh damage from Tru-Green running over the tree wells and damaging the roots and bark on the trees. A tree on Knox Butte Road common area needs to be re-staked and re-tied. Canterbury Street tree is bent and needs to be staked upright. Trees are flowering Cherry. Clean up day is April 25. The plan is to clean the mail boxes, pick up litter in the park and all the Bridle Springs Common areas. Supplies needed are cleaner and rags and large plastic bags.

Neighborhood Garage Sale- Will be held on July 18 and 19, 2009.

Communications- Eric

Eric has done some exploratory work to place a new sign on the monument at the entrance of Bridle Springs Neighborhood. He suggested we hire a wooden sign be made and then hire someone else to hang the sign. No action taken.

Postcards rough draft seen by the Board. Suggestions made. Board members initialed the rough draft. Eric will check into cost of printing. Postcards to be hand delivered.

Financial- Bob Next fiscal year budget due by June 1, 2009. Grace moved to have Executive Session on May 5, 2009, at 6:45 P.M. at Grace's home. Second by Jen. Homeowners will be notified of meeting but only the Board attends the meeting. The sprinkler heads and pipes have been removed from the Wetland space. Jen moves to approve \$1200.00 as payment for removing those pipes. Eric seconded the motion. All approved. The payment will not be made until all of the piping has been removed from Bridle Springs.

Curb marking: On a map of Bridle Springs neighborhood the crosswalks were highlighted where the City of Albany will paint the curbs yellow. Grace moved to have the City of Albany paint the curbs as marked on that map. Jen seconded. All approved.

Fence painting: The Board would like the fence on Knox Butte Road painted. A homeowner in our neighborhood would like to do the job. He will give the Board a bid. Bob to check with management if the painter can be insured under our policy or if he needs his own insurance.

Landscaping: Don Haley from NW Native Landscape was present and spoke to the Board. No decisions on landscaping will be made until after the budget is complete and the Board will list all items

with regard to Landscaping the Common Areas in Bridle Springs and receive bids based on that list.

Compliance Issues: Eric brought up the issue of the length of time it takes to notify the homeowner of non-compliance issues with regard to fines, etc. Bob wants the Board to consider alternatives to present more aggressive warnings and fines for garbage, lawns and weeds. Bob will talk with Management about the times between first notification of offense and second offense. Bob Carruth will speak with Attorney.

Bob Mulkey is our Manager at Northwest Community Management (NWCM).

Jen moved to adjourn the meeting at 7:34. Eric seconded. All approved.

Respectfully submitted by Grace Lawson, Recording Secretary